CITY OF CALEXICO

408 Heber Avenue Calexico, Ca 92231 (619) 768-2110

July 26, 1993

Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Room 430
P.O. Box 952053
Sacramento, California 94252-2053

Attention: Mr. Robert Maus

Subject: City of Calexico Housing Element

Dear Mr. Maus:

For your review and comments, please find attached a copy of the Draft Amended Housing Element for the City of Calexico. This amendment to the 1990 adopted Housing Element was prepared in response to HCD notice to the City of Calexico of non-compliance with HCD statutory requirements for housing elements.

Your comments on this matter are appreciated. Thank you for your prompt response.

Sincerely,

Ricardo Hinojosa
Planning Director

cc: City Manager
Redevelopment C.R.A. Director
File

DRAFT

CITY OF CALEXICO
1993
REVISED HOUSING ELEMENT

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DRAFT

HOUSING ELEMENT

HIGHLIGHTS

Farmworkers: EDD estimates that 31 percent of all employment in Imperial County is agriculture. There are no affordable housing units for farmworkers, therefore many cannot afford suitable housing.

Homeless: Neighborhood House estimates there are approximately 200 homeless persons in Calexico.

Housing Needs: A very low vacancy rate of 1.42 percent makes affordable housing hard to come by. (See page Condition of Housing Stock: The current housing stock is in relatively good shape, but some areas need immediate attention.

Employment Trends: Due to the prevalence of unskilled agricultural and retail occupations, median income in Calexico is low.

CHAPTER I
INTRODUCTION

For several years the state legislature has placed the statewide housing crisis as one of the most important issues facing the people of California. This has resulted in several new laws regarding housing, particularly laws that guide local governments in identifying their housing needs and implementing programs to meet those needs. In 1980, legislation was passed which established new requirements for local Housing Elements. The basic intent of the legislation was the need for cooperation, particularly between local and regional planning agencies, to identify the extent of housing needs and solve the housing crisis.

This document examines Calexico's housing needs as they exist today, and in the future. It sets forth statements of community goals, objectives, and policies concerning those needs. It includes a housing program responsive to Calexico's present and future needs, constructed within the context of available resources and realistic quantification of housing objectives. The Housing Element concludes with a comprehensive statement of the City's housing policies and a specific guide for action programs to be taken in support of those policies.

RELATIONSHIP OF THE HOUSING ELEMENT TO THE GENERAL PLAN

Section 65583 of the State Government Code requires preparation of a Housing Element to identify an analyze existing and projected housing needs; and to provide a statement, and development of housing. In carrying out this responsibility, each total government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local government and state in addressing regional housing needs.

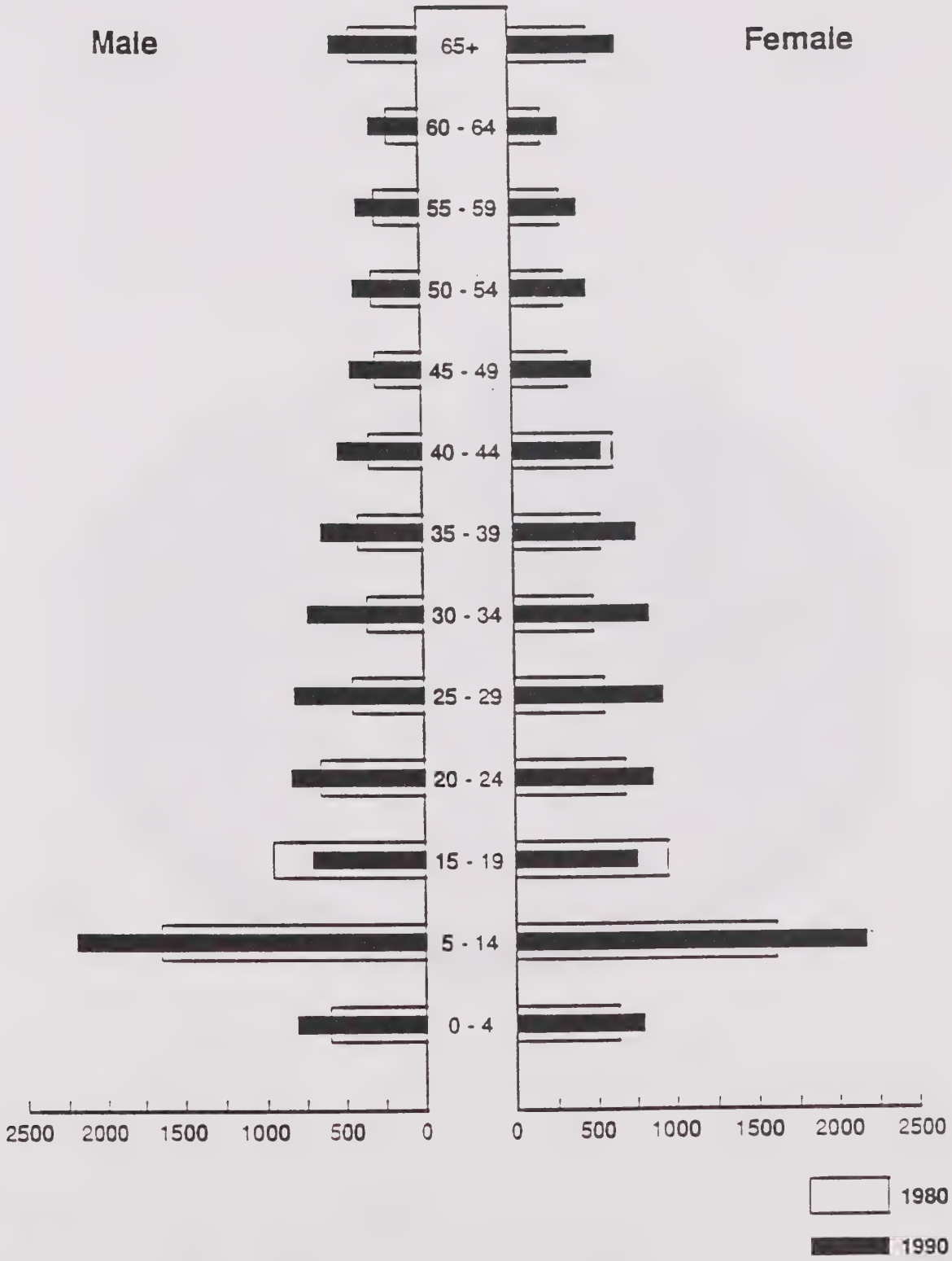
The Housing Element must be consistent with other General Plan Elements which also affect the supply, cost and quality of housing, and the quality of life enjoyed by local residents. A comprehensive update of the City General Plan and Zoning Ordinance adopted in 1992 included a through evaluation of future housing needs and appropriate policies and regulations to accomplish City land use goals. This Housing Element is consistent with those goals and provides direction for continued implementation of City policies and regulations which promote increased housing opportunities for all income levels and persons with special housing needs.

In implementing policies and program of the Housing Element, the City will consider Elements of the General Plan, so as to strike a balance among the various Elements. The Land Use Element designates residential areas and densities, together with standard for residential growth; and seeks to preserve the quality of life in residential districts. Environmental quality affecting residential areas is also addressed in the Conservation Element, Safety Element, and Noise Element. The Circulation Element and the Public Facilities Element are intended to ensure the adequacy of public services which enable planned residential growth to occur.

POPULATION AND HOUSEHOLD CHARACTERISTICS

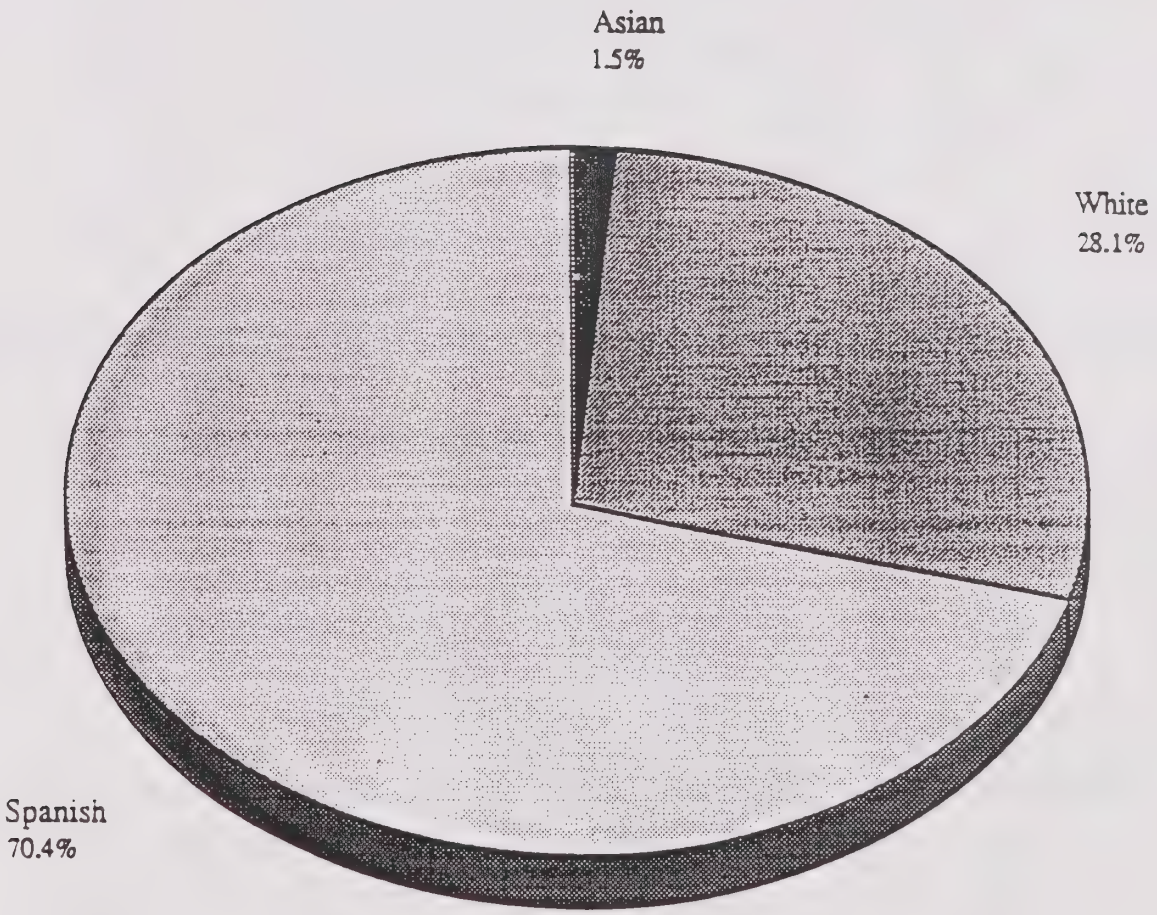
Population Trends - According to the California Department of Finance, Calexico's Population as of April 1993, was estimated at 22,248, an increase of 7,836 persons since 1980 (see Tables H-1, H-2, and H-3). This increase, averages 603 persons per year, and represents the continuation of a roughly 3.0 percent growth rate has since 1980. With a population of 130,996 persons living in Imperial County, approximately 17 percent, about one-fifth, reside in the City of Calexico. Growth in Imperial County as a whole has remained at about 2.3 percent since 1970.

Age/Sex Profile



Figure

Ethnic Breakdown



Figure

TABLE H-1
EXISTING POPULATION - 1993

22,248	Population
22,157	Total Population in Household
89	Population in Group Quarters
5,447	Households
3,291	Single Family Detached structures
750	Households in 2-4 structures
832	Households in 5 - per unit structures
5,332	Households in occupied units
2.11%	Vacancy rate
4.155	Persons per household

SOURCE: State of California, Department of Finance, Projections for the City of Calexico, April 27, 1993.

TABLE H-2

CITY OF CALEXICO
POPULATION INCREASE

YEAR	POPULATION	% CHANGE (Per Year)	OCCUPIED HOUSING UNITS	PER HOUSEHOLD
1970	10,625	--	2,525	4.21
1975	12,800	4.1%	N/A	N/A
1980	14,412	2.5%	3,608	4.00
1985	16,800	3.3%	4,029	4.17
1989	19,574	4.1%	4,589	4.25
1993	22,248	3.4%	5,332	4.155

SOURCE: State of California Department of Finance, April 27, 1993

TABLE H-3

PROJECTED POPULATION INCREASE FOR THE COUNTY OF IMPERIAL AND THE CITY OF CALEXICO.

IMPERIAL COUNTY	
1980	92,620
1985	106,001
1990	119,063
1995	131,551
2000	143,011
2020	184,879

CITY OF CALEXICO	
1980	14,412
1985	16,800
1990	19,574
1995	24,167

NOTE: At full residential build-out within the Calexico Sphere of Influence, using a 4.25 persons per household average, the City of Calexico will have an estimated population of ± 32,090. This number is subject to change based upon the ultimate Land Use Plan.

Age of the Population

The City of Calexico has a relatively young population. Recent trends indicate the City's median age is increasing (see Figure H-1). The median age in 1970 was 19.5 years. By 1980, the median age in Calexico had increased to 24.1 years, compared to 31.2 years for the nation as a whole. As of January 1, 1989, the median age of the city was 26.4 years of age, compared to Imperial County as a whole with a median age of 27.8 years of age. The City also has a number of elderly persons, and the number has stayed relatively the same since the 1980 census. In 1980, 8.4 percent of the City's population was 65 years of age or older. As of January 1, 1989, 6.3 percent of the total population of the City of Calexico was over the age of 65. This drop of 2.1 percent is relatively minor.

Population Per Household

Calexico's relatively low median age reflects the relatively high number of large families in the City. In 1990, Calexico had an average household size of 4.155 person, compared to 3.75 per household in Imperial County and 2.88 persons per household in six-county Southern California Association of Governments (SCAG) region.

Ethnicity

Due to its proximity to the Mexican border, Calexico has a high percentage of Spanish-surnamed persons. According to the 1980 census, 94.1 percent of the population had spanish surnames. A further breakdown of the ethnic groups in Calexico show a city of approximately 70 percent Hispanic origin, 24 percent white, and 1 percent Asian. These numbers were projected through 1989 using data from the 1980 census. Figure H-2 shows the breakdown of the ethnicity of the City of Calexico.

EMPLOYMENT TRENDS AND PROJECTIONS

Due to the City's location, employment in Calexico is tied to two prevalent regional factors: the large number of retail customers in Mexicali who wish to buy finished goods not available there, and the large Imperial County agricultural industry. For this reason, Calexico's job market consists for the most part of agriculture and retail related occupations (see Table H-8). A small number of manufacturing related occupations are available in the City's emerging industrial area.

Due to the prevalence of unskilled agricultural and retail occupations, median income in Calexico has remained low. The high proportion of persons in the retail industry, which is aimed at the Mexicali consumer, has also left the City vulnerable to fluctuations in the relative strengths of the Mexican Peso versus the U.S. Dollar. When the Peso was evaluate, making American goods more expensive, retail sales declined, forcing many persons out of work. The decline in retail sales positions and the seasonal nature of the agricultural industry were reflected in August 1989 unemployment figures for Calexico, which showed a non-seasonally adjusted unemployment rate of 33 percent. The same non-seasonally adjusted figure for Imperial County as a whole, according to the California Employment Development Department (EDD), was similarly high --28.3 percent. By comparison, the non-seasonally adjusted figure for the state as a whole was 4.7 percent. Seasonally adjusted, the state figure for August 1989 dropped to 4.5 percent.

TABLE H-8

MAJOR EMPLOYERS IN THE CITY OF CALEXICO

Government	
Calexico Unified School District:	460
City of Calexico:	140
United States Border Patrol:	130
Retail / Commercial	
Calexico Hospital:	77
McDonalds:	74
The Produce Company:	70
Fed Mart:	68
The Peso Market:	66
Jack-in-the-Box:	60
Vons:	55
Bank of America:	43
Western Auto Supply:	40
K-Mart:	40
Pep Boys:	39

SOURCE: Calexico Chamber of Commerce (April 1990)

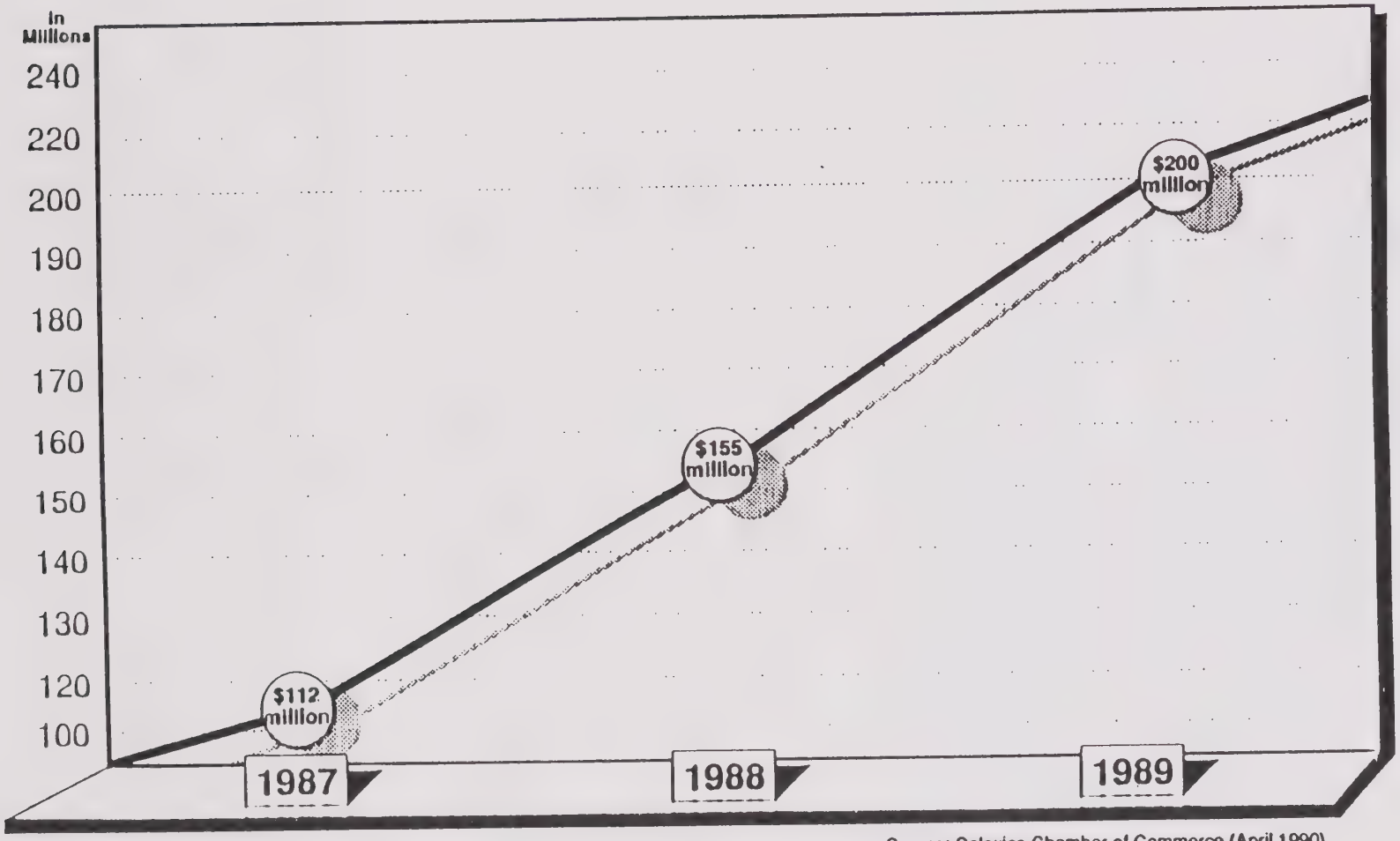
The prevalence of unskilled employment in the City of Calexico is an important factor in the decision of many young residents to leave the City and find employment elsewhere. A typical situation involves a young person who leaves the City either for college or a higher-paying job, and decides not to return due to the lack of available skilled and high-paying jobs.

In an effort to increase the number of retail positions and manufacturing jobs, the City, in April of 1985, applied to the State of California for the designation of an Enterprise Zone. This zone encompasses the whole of the commercial area along Imperial Avenue from the International Border to the northern edge of town. The Zone also extends to the east and the west of the central commercial corridor. This designation qualifies businesses located in the Enterprise Zone for tax and other incentives, making the City more attractive to new industry. The success of the Enterprise Zone will increase the number of retail and manufacturing jobs and will help reduce the high unemployment rate.

Future Trends

The continued expansion of Maquiladora industries in Mexicali provides a very promising future for the retail industry in Calexico. Maquiladora is the Spanish term for assembly line type manufacturing. As of April 1990, there are 148 Maquiladora industries in Mexicali, Mexico. A Maquiladora industry is one that manufactures component parts in Mexico, transports those parts into the United States where they are assembled and marketed. The labor intensive tasks are performed in Mexico because of the lower cost of labor. Mexicali ranks third among cities with Maquiladora industries, following Tijuana and Juarez. Both the Tijuana and Juarez areas are saturated, especially in Juarez were there are no more laborers to fill new positions in new plants. Many of these industries are searching for new places to expand, and Mexicali is the logical choice. Mexicali has a large labor force and direct access to railroads and Southern California. These industries create jobs for Mexicali residents who in turn cross the border into Calexico, providing a boom in retail sales, which in turn create more retail jobs (see Figure H-5). For example, on an average day, 80,000 people cross the border from Mexico to shop in Calexico, of which 75 to 80 percent is local traffic. In 1989, border crossings showed a 24 percent increase over previous years.

Taxable Sales in Calexico



Source: Calexico Chamber of Commerce (April 1990)

H-5
Figure

CHAPTER II

QUANTIFIED OBJECTIVES
FOR THE PLANNING PERIOD
JULY 1, 1990 TO JUNE 30, 1995

Existing and Future Housing Units

A. Planning Period and Methodology

The City of Calexico is required by Section 65583 of the Government Code (State Planning Law) to provide a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of hosing. Therefore, the below listed quantified objectives were developed in order to ensure that the City will meet its share of the housing need in the region, as determined by the Southern California Association of Governments (SCAG).

The Planning period for the 1989 Housing Element is July 1990, to June 1995. The existing need identifies the number of lower income households in the city that are currently overpaying for housing (paying more than 30% of their income for housing). The future need identifies the number of housing units that will Have to be added to the City's housing stock during the five-year planning period. The future housing need quantified objectives are broken down by the income level of the households they are meant to house. There are four household income level categories defined in state law. They are "Very Low" (less than 50% of the median), "Low" (50%-80% of the median), "Moderate" (80%-120% of the median), and "Upper" (more than 120% of median).

REGIONAL HOUSING NEEDS SHARE

The final area of discussion in regard to housing needs is a review of the City's mandated responsibility to share the housing need of the people at all income levels within the regional housing market area. A significant part of this responsibility is the provision of new housing or opportunities for existing housing rehabilitation to serve low income people (Low income is defined as less than 80 percent of the annual regional median income).

The City's share of the regional housing needs is defined through a process initiated at the state level through the regional council of governments, in Calexico's case, SCAG, and then to the City. Based upon data provided by the State Department of Housing and Community Development relative to the statewide need for housing, SCAG determines the existing and future needs of the Imperial County regional housing market area. Calexico's share is then determined by SCAG based upon criteria such as 1) the market demand for housing, 2) employment opportunities, 3) the availability of suitable sites and public facilities, 4) commuting patterns, 5) type and tenure of housing need, or 6) housing needs for farm workers. In addition the distribution must avoid further impaction of local jurisdictions with existing relatively high proportions of lower income households (see Table H-9).

SCAG has required that the City of Calexico construct a certain number of housing units over the next 5 years. In the last 5 years, the City has constructed only 467 housing units. This breaks down to 93 housing units per year. It is necessary that the City of Calexico meet with SCAG to work out some sort of agreement, because as it stands now, the numbers required by SCAG for Calexico's Regional Housing Share are too high, and beyond any realistic ability for the City to attain. SCAG's numbers are an unnecessary burden of development onto the City of Calexico for the Imperial County region.

Contacts with SCAG have been made about the RHNA numbers stated above. The discussions related to what options were available to the City and to SCAG so that a reduction of the required housing numbers could be accomplished as well as to explore the possibility of SCAG conducting another study of the region in order to revise their numbers of required Fair Share Housing for the City. It is the desire of the City of Calexico to be able to provide their Fair Share Housing for the region, but in numbers that are both realistic and attainable. It is in the best interest of both the City of Calexico and SCAG to revise and lower the housing requirements of the City so that the housing required is attainable and realized.

In addition to the regional housing need, further definition is given to the City's responsibility to share in the problem of providing adequate housing for the region's low income households through a review of the SCAG Area-Wide Housing Opportunity Plan (AHOP) and what is termed the City's "Fare share allocation." The City is mandated to recognize the existing and future low income housing needs allocated through AHOP plan and develop programs to fulfill those needs.

The purpose of the SCAG AHOP plan is to perform the following:

- Make an area-wide assessment of housing assistance needs of lower-income household;
- Develop a procedure for distributing housing assistance among all jurisdictions in the regional housing market area, and
- Develop annual and three-year percentage goals for the distribution of housing assistance.

Housing assistance in terms of AHOP includes owned and rented new construction and rehabilitation. Lower income households are also divided into three groups: elderly, small families, and large families (five or more members).

TABLE H-9

REGIONAL HOUSING NEEDS ASSESSMENT FUTURE HOUSING NEEDS
(JULY-89 THROUGH JULY-94)

o	Very Low Income Housing Units	142	18.6%
o	Low Income Housing Units	159	20.8%
o	Moderate Income Housing Units	166	21.7%
o	High Income Housing Units	297	38.9%
	Total Future Housing Needs	764	100%

Very low income is defined as 50% of the median income	($7,337)
Low income is defined as 80% of the median income	($11,738)
Moderate income is defined as 120% of the median income	($17,600)
High income is defined as 121% of the median income,	($17,609+)

SOURCE: 1988 SCAG Regional Housing Needs Assessment

NOTE: The median income of Imperial County is $14,673.00 according to the division of Community Economic Development in El Centro.

QUANTIFIED OBJECTIVES (NEW CONSTRUCTION) (FUTURE NEED)

HOUSING GOALS, OBJECTIVES, AND POLICIES

This Section of the Housing Element presents Calexico's goals, quantified objectives, and policies relative to the development, improvement, and maintenance of housing within the community.

Housing goals are statements of the aspirations of the community, and represent the ends to which housing efforts and resources are to be directed. Statements of objectives are more specific, and provide guidelines for actions and further evaluation. In conformance with State Law, objectives have been quantified. Policy statements are more specific and provide well defined guidelines for decision making. Program actions are intended to carry out the goals, objectives and policies. Programs are presented in the following section.

A. Housing Availability and Production

Goal No. 1: Promote and encourage a supply of housing suitable to the needs of and in sufficient number to serve existing and expected Calexico residents.

Objective 1: Promote and encourage new housing construction at an average rate of 97 units over the next 5 years. (Assumes replacement of dwelling units requiring replacement over a 10 year period.)

Policy 1.1: Maximize the use of remaining vacant residential land in the City.

Policy 1.2: In accordance with the City's adopted land-use plan, promote more intensive use of under utilized land.

Policy 1.3: Promote and encourage the development of housing which varies by type, design, form of ownership, and size.

Policy 1.4: Promote and encourage the use of innovative construction methods, design standards, and energy conservation techniques in new housing developments.

Policy 1.5: Assure that new residential development is appropriately located with respect to public and private services and facilities.

B. Housing Affordability

Goal No. 2: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, race, ethnic background, national origin, religion, family size, source of income, marital status, physical condition, or other arbitrary factor.

Objective 2.1: Promote the development of new housing units affordable to all income groups over the next 5 years.

Policy 2.1.1: Pursue available housing assistance programs funded by the state and local governments.

Policy 2.1.2: Utilize local land-use and development controls to encourage non-market rate housing development in accordance with Section 65915-65918 of the California Government Code.

Policy 2.1.3: Continue a policy of expeditious processing of residential development proposals and permits.

Policy 2.1.4: Actively promote equal housing opportunities.

Policy 2.1.5: Recognize the special needs of the aged, handicapped, large families, female-headed households, farmer households, and the homeless in developing new affordable housing opportunities.

Objective 2.1: Continue to promote the affordability of existing housing units for low and moderate income households, through existing and new Federal housing subsidies.

Policy 2.2.1: Continue to cooperate with the Calexico Housing Authority (CHA) in placing Section 8 certificates in the community, or in securing funding for such successor program as may be created during the term of this Housing Element.

C. Housing Condition

Goal No. 3: Promote and encourage the rehabilitation of deteriorated dwelling units and of the currently sound housing stock.

Objective 3: Promote the rehabilitation of deteriorated dwellings at an average annual rate of 20 units or 100 units over the next 5 years.

Policy 3.1: Continue to pursue housing programs offered by the state and local governments.

Policy 3.2: Utilize local financing authorities and the Calexico Redevelopment Agency to provide below market rate rehabilitation loans for both owner-occupied and rental housing.

Policy 3.3: Promote utilization of the Calexico Redevelopment Agency rehabilitation assistance programs to alleviate overcrowded conditions.

Policy 3.4: Encourage continued maintenance of currently sound housing through a local information and assistance program.

Policy 3.5: Promote and encourage energy efficiency in new dwelling units, as well as retrofitting of existing housing.

Policy 3.6: Recognize the special needs of the aged, handicapped, large family, and female-headed households for rehabilitation assistance.

D. Housing Conservation

Goal No. 4: Protect the existing housing stock of sound, affordable rental and owner housing from conversion to other uses.

Objective 4.1: Retain at no less than present levels the number of subsidized housing units of all types.

Policy 4.1.1: Maintain the number of Section 8 funded and other affordable housing at no less than present levels.

Policy 4.1.2: Continue to cooperate with the Calexico Housing Authority (CHA) and other agencies to maintain the existing stock of affordable housing.

Objective 4.2: Retain at no less than present levels the amount of land available for construction of new housing.

Policy 4.2.1: Enforce policies in the Land Use Element of the General Plan which protect residential land from encroachment by other types of uses.

CHAPTER III

CITY OF CALEXICO
1990 HOUSING ELEMENT
GOVERNMENTAL CONSTRAINTS AFFECTING HOUSING

Introduction

The State Planning Law (Section 65583) requires cities to undertake an analysis of potential and actual governmental constraints upon the development, improvement, and maintenance of housing for all income levels. The analysis must include such items as land use controls and zoning, building codes and their enforcement, and subdivision improvement requirements.

Cities have an effect on the cost of housing according to the level off-site improvements required to be constructed by subdividers as outlined in the City's Subdivision Ordinance. In fees, also affect the cost of availability of housing. This section of the Housing Element will include an analysis of development constraints that can be remedied by the City, and it will also include an analysis of constraints on housing caused by other government entities.

CONSTRAINTS

Governmental Development Constraints

With the revenue limitations placed on local governments as a result of Propositions 4 and 13, development fee structures have become an important part of municipal funds. The result of these fees has been an increase in housing costs. This is of particular importance in the City, which is already faced with an under supply of affordable housing. Recently, the City adopted a new development fees ordinance that has attached higher costs to development in an effort to maintain and expand the City's public facilities. In previous years, development has paid the lowest fees in the county and the City has not been able to pay for expansion of its facilities to adequately serve new developments. Although the new development fees ordinance creates some of the highest fees in the county, the fees are not high enough to diminish or curtail development, but they are high enough to provide the City with adequate funds to continue to maintain and expand its services and adequately serve new development as well as maintain its high quality of service to existing development.

In addition, City staff seeks in all cases to streamline approval processes wherever possible. Conditional use permits, rezones, tentative maps, and plan checks are all processed within one month, assuming that no environmental reporting is necessary. If environmental documentation is necessary, processing times are also streamlined within statutory limits governing review periods.

Housing costs are also affected to a degree by the stringency of local construction standards, which determine what type of construction materials and methods must be used. Calexico has adopted the Uniform Building Code (UBC), which establishes minimum construction standards. Localities may set more stringent standards; however, the City of Calexico, in recognition of the effect of more stringent standards on housing costs, has chosen not to do so. On the other hand, local agencies may not adopt standards lower than those set down in the UBC. No building code related constraints to housing production, affordability, or maintenance have been identified.

Another factor adding to the cost of new construction is the cost of providing infrastructure -- arterials, streets, curbs, gutters, sidewalks, sewers, water lines, and street lighting -- which are required to be built or installed in new development. These infrastructure improvements are, in most cases, dedicated to the City, which is responsible for their maintenance. The cost of these facilities is borne by developers, is added to the cost of new housing units, and is eventually paid by the homeowners or property owner(s). To reduce the costs of these improvements the City has sought grants-in-aid such as FAU grants and sewer grants.

ELIMINATION OF POTENTIAL GOVERNMENTAL DEVELOPMENT CONSTRAINTS

The potential governmental development constraints identified above could possibly be eliminated as outlined below:

1. Developer Fees and Exactions:

   In order to encourage production of new housing for persons of low income, the City could consider reducing development fees for developers of low income housing. The reduction in development fees could be an important incentive to developers low income housing.

2. Lack of Sufficient Developable Raw Land:

   In order to increase the supply of affordable, developable, raw land, in the City should initiate additional annexations of land into the City.

3. Building Permit and Plan Check Fees:

   An ordinance could be adopted by the City Council which would reduced building permit fees charged for construction of low income housing. This could provide an incentive to developers to construct low income single-family and multiple-family housing units.

4. School Impact Fees:

A. The City could pass a resolution encouraging the Calexico School District to reduce the school impact fees for additions to existing residences. This should result in more homeowners making improvements to their residences.

B. The city could pass a Resolution encouraging the Calexico School District to eliminate school impacts fees for the elderly and the handicapped homeowners.

5. New Assisted Housing Units:

Negotiate and adopt an updated cooperation agreement between the City of Calexico and the Calexico Housing Authority/Imperial Valley Housing Authority for construction of additional new assisted housing units.

Actual Constraints

1. There are currently some areas in the City that have inadequate remaining capacity in the existing sewer main lines to allow development of new housing at the densities allowed by the Zoning Ordinance. Therefore, in some areas of the City, new housing development at higher densities is restricted until sewer lines are installed.

2. Development in some areas of the City is constrained by the lack of adequate water mains to provide water service. Therefore, in some areas of the City, new development cannot occur until adequate water line facilities are provided.

3. The City of Calexico has adopted the 1992 edition of the Uniform Building Code. The enforces the minimum requirements contained in the UBC. The building permit fees charged are those contained in the Code. Since the building permit fee costs for new housing construction are considerable, the cost of housing is affected by the amount of the building permit fees charged by the City. The building permit fees, therefore, could be affecting the supply and production of new, low cost housing for lower income households. In addition, building permit fees could be affecting the decision of exiting low income households to not remodel or improve their existing residences.

4. The Calexico School District currently charges developer fees for new construction and additions. These fees total $1.56 per square foot construction and additions. These fees impact the cost of new housing and additions to existing housing. The fees could, therefore, restrict the production of new housing and additions to existing housing.

5. At the present time, the Housing Authority of the City of Calexico and the City of Calexico are operating in accordance with a cooperation agreement. In order to construct additional low rent housing units in the City of Calexico, new cooperation agreements between the City and the Calexico Housing Authority will be needed.

6. Funding at the Federal and State level for assisted low income housing has been steadily decreasing over the last several years. Unless funding levels are increased substantially in the future for Imperial County, the objectives for low income housing construction will probably not be met.

ELIMINATION OF ACTUAL GOVERNMENTAL DEVELOPMENT CONSTRAINTS

Actual governmental development constrains can be eliminated as outlined below:

1. <u>Areas with Inadequate Sewer Capacity:</u>

   The City can prepare a sewer master plan to enable the City Council to identify those areas of the City which have inadequate remaining capacity in the sewer mains. A capital improvement program can then be established to correct the identified deficiencies.

2. <u>Areas with Inadequate Water Services:</u>

   The City can prepare a water master plan to enable the City Council to identify those areas of the City which have inadequate water lines and inadequate water pressures. A capital improvement program can then be established to correct the identified deficiencies.

CITY OF CALEXICO
1990 HOUSING ELEMENT
NONGOVERNMENTAL CONSTRAINTS AFFECTING HOUSING

Introduction

The City is required by State Planning Law (Government Code Section 65583) to analyze potential and actual nongovernmental constraints upon the maintenance, improvement of housing for all income levels, including the availability of financing, he price of land, and the cost of construction. This section of the Housing Element will comply with this requirement through an extensive analysis of the above factors.

Non-Governmental Constraints

The primary constraint to providing affordable housing in the City of Calexico is its economic climate. The area's high rate of seasonal unemployment, combined with limited employment opportunities for all but unskilled labor, has greatly limited local residents' ability to afford even "low-cost" housing. This is evidenced by the fact that, although a significantly high proportion of the City's housing stock has been subsidized through a wide variety of programs, the incidence of overpayment is still widespread. In addition, the devalued Mexican Peso and the strong American Dollar have greatly hurt the City's economic base, thereby reducing Calexico's ability to provide economic incentives to reduce housing costs.

While interest rates have declined somewhat, they are still high in relation to the present inflation rate. As of January 1990, the inflation rate has been reduced to 6.1 percent, while residential construction loans are charged ten percent interest and mortgage rates are nine percent. Thus, in terms of real dollars, interest rates have not significantly dropped, and in some cases are presently higher than they previously were. High interest rates also tend to result in deferred maintenance and rehabilitation efforts. This is due in part to the reluctance of many lending institutions to make rehabilitation loans or to make mortgage loans in declining neighborhoods.

Costs for new construction in Calexico are relatively high compared to other Imperial County cities, due primarily to the high price of raw land in the City. According to realtors engaged in the sale of land, prices were inflated in the late 1970's, when the Mexican Peso was devalued. This sparked intense interest in commercial growth in Calexico, and caused commercial land prices to rise sharply, spilling over into the residential land market. In addition, many small land owners ask high prices and are willing to wait until their land sells at their asking price.

This is in contrast to Calexico homeowners, who tend to reduce asking prices in order to sell their homes. One representative example of high land costs cited by a local realtor was a six acre site located outside the City limits which was sold without infrastructure improvements for $60,000 per acre. According to the realtor, the land costs in downtown Calexico are higher per square foot than those in downtown San Diego. The same increase also affected residential land: a vacant 4.34 acre parcel on Rockwood zoned R-3 was sold for $660,000.

Costs for construction and materials in the City of Calexico are relatively high, even compared to many of the metropolitan areas of the State. This is due to the long distances and resulting high costs of transporting materials into the City. The effect of transportation costs on final construction costs is, however, almost entirely offset by the availability of construction labor at slightly lower wages than in larger metropolitan areas.

However, the construction of new housing is caught in a financial squeeze: real interest rates are high; the amount of money available to finance housing construction is low, and must compete with other types of investment which offer higher returns; and the rehabilitation of deteriorating, older units is often infeasible. At the same time, the desire of landowners to sell property at high prices is contributing to rising housing and land prices, and inflation continues to drive up the cost of land and construction.

ACTUAL NONGOVERNMENTAL CONSTRAINTS

At the present time (June 1993), no actual nongovernmental constraints to h o u s i n g production can be identified. The City has several major housing developers building new-middle income single family homes. Sales of these homes appear to be going quite well. Other residential developers from throughout Southern California have expressed an interest in building new homes in Calexico.

Therefore, there is currently adequate developable land available, available financing throughout the City at reasonable interest rates, and reasonable construction costs that are somewhat less than other areas of the state.

CHAPTER IV

CITY OF CALEXICO
1990 HOUSING ELEMENT
SPECIAL HOUSING NEEDS

Introduction

The State Planning Law (Section 65583) requires cities to undertaken an analysis of special housing needs, such a as those of the handicapped, elderly large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. This section of the Housing Element will identity the special housing needs in the City of Calexico and will quantify those needs.

SPECIAL NEEDS GROUPS

Every individual or family needs suitable housing. However, needs differ from one resident to another. These differences are a function of the demographic composition of a city, more specifically income, household size, and age to name a few. Each of these areas must be considered when identifying Calexico's particular housing needs.

Although the aggregate number of households needing housing in Calexico is defined in the Housing Needs Section, there are some groups who need housing of a particular type. Elderly households may need smaller "efficiency units" to make independent living possible. Likewise some handicapped persons may need housing with wheelchair access. Large families need housing with more than 2-3 bedrooms. Farmworkers may require seasonal housing within the agricultural area or may need permanent and larger units where year-round work is available. Family households may need housing appropriate for children's needs (extra bedrooms and/or nearby schools and playgrounds).

EMERGENCY SHELTER NEEDS FOR HOMELESS PERSONS AND FAMILIES

According to the Neighborhood House, an organization which provides food, clothing, and emergency shelter to the City's homeless population, the number of persons in Calexico without living quarters has been steadily increasing over the past few years. Neighborhood House explains that this increase is due to the recent Rodino Immigration Bill which requires seasonal agricultural workers to remain in the United States for a preassigned period. These persons cannot return to Mexico without losing their right to work in Imperial County. It is because of this risk of losing their chance to work that many have decided to remain in Calexico even though they may not have any current work, or a place to call home. Neighborhood House estimates that on an average day, there are approximately 200 persons, including single persons and families, that are homeless in the City of Calexico.

According to Neighborhood House and other organizations which deal directly with the homeless in Calexico, the City's supply of emergency shelter is insufficient to meet the ever increasing need of the City's homeless population. Emergency shelter is provided at various locations in the City. Catholic Community Services, a church-sponsored organization, provides overnight and short-term housing sponsored by the Federal Emergency Management Agency (FEMA) for up to 40 persons at the El Rancho Motel. Other motels provide emergency housing for up to an additional 20 persons. Neighborhood House provides sleeping quarters only for a limited number of persons.

During the winter months, the City of Calexico provides (strictly on a volunteer basis when available) limited transportation to the City of El Centro, where Catholic Community Services and the Salvation Army are able to provide emergency and short-term housing for up to 64 persons. The Women Haven and the House of Hospitality (both offer eight beds each) are available for unattached and battered and/or abused women and children and their families. In other months of the year, transportation is not provided and transportation to El Centro is up to the individual, if there is no emergency housing left available in Calexico.

FARMWORKERS

Farmworkers are defined as those households whose wage-earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Year-round residents who work in agriculture doing similar work but who live in Calexico year-round, are included in the City's estimates of households needing assistance where they are forecast to have affordability problems.

The California State Employment Development Department (EDD) estimates that there will be approximately 12,375 seasonal and year-round agricultural workers in 1990 in Imperial County as a whole. The EDD estimates that there were 10,800 seasonal and year-round resident agricultural workers in Imperial County in 1985. Employment in agriculture is expected to rise in the next few years, but it will be following a slow growth trend that has been observed since 1986 and is evident when comparing the numbers of workers in 1985 with those numbers forecasted for 1990. SCAG is unable to determine how many of these workers are/will be seasonal residents versus year-round residents of Imperial County and its cities. EDD statistics show that 31 percent of all employment available in Imperial County is agriculture related.

The relatively low pay and seasonal nature of farmworking, even in the Imperial Valley, which is farmed year round, combine to limit the income of most farmworker households. According to the SCAG Regional Housing Allocation Model (RHAM), 83 percent of the City's farmworker households fall into the "low" and "very low" income categories, indicating that these households earn less than 80 percent of the County median income, or less than $11,738 annually. Of the estimated 1984 farmworker households, 180 are eligible for housing assistance. There are no housing units in the City of Calexico that are specifically for farmworkers, therefore these families must live in traditional housing units, which are more expensive.

LARGE FAMILIES

The City of Calexico because of its large Hispanic population, has no longer number of person per household than other cities in the state. According tot he State Department of Finance population and housing estimates for January 1, 1993, the City of Calexico has 22.246 persons per household. This compared with a State wide average on only 2.717 persons per households as of January 1, 1993. As the above figures indicate, the City of Calexico has a much large household size when compared to the State average. Many of the large families are Hispanic, are farmworkes, and are constructed primarily for large that then housing needs of large, lower income families will be partially addressed by the Calexico Housing Authority and the Imperial Valley Housing Authority doing the fiver-year planning period. However, as previously stated in the section on potential governmental constraints, if increased funding from HUD is not forthcoming, the Calexico Housing Authority and the Imperial Valley Housing Authority will not be able to meet this objective.

A projection of the 1980 Census in 1984 estimates that 913 of all households in Calexico are large families. A large family is defined as a household with five or more members. These households may need housing with extra rooms so that overcrowding does not occur.

FEMALE-HEADED HOUSEHOLDS

A projection of the 1980 Census estimates that 666 households in the City of Calexico are headed by females. Of these 365, or more than 50 percent, have children under the age of 18. The majority of senior households are assumed to be headed by females, since women generally have a longer life expectancy than men. The housing needs of female headed households are primarily related to housing affordability and housing choice, since female headed households historically have had lower incomes than male-headed households.

ELDERLY AND HANDICAPPED

A projection of the 1980 Census in 1984 estimates that 650 of all Calexico households are elderly or handicapped with need for housing appropriate to those needs (accessibility, care-facilitated). As detached in the population profile, Calexico has estimated 1230 person over 65 years of age. 856 persons between the ages 16 and 64 have a work disability.

FIRST-TIME HOME BUYERS

First time home buyers are generally young married couples with one or two children. This demographic group includes most low to moderate income families. Average home prices increased from $22,200 in 1970 to $51,200 in 1980. This represented over a 100% increased in housing costs in a ten-year period. During the period 1979-1982, mortgage interest rates increased more than 47% rising from an average of 9.4% to 15.6%. The mortgage interest rates in June 1993 were averaging 7.5% to 10.5%. The combination of increasing home prices and rising interest rates has made it difficult for first tim home buyers, particularly low income families, to be able to afford a home. The City is currently encouraging development of new low cost single-family homes in the $55,000 to $65,000 price range.

The City is also exploring financing options, such as mortgage revenue bonds, that would make it easier for first time home buyers to be able to buy a home. Home financing programs of the Farmers Home Administration (FmHA) provide attractive interest rates for the eligible low income home buyers. There has been a recent surge in FmHA funded new housing construction since 1990 in Calexico. The buyers of these homes were mostly low income farmworkers of Hispanic heritage.

OVERCROWDED HOUSEHOLDS

Overcrowding is present at a much higher average rate in Calexico (15%) than in California (8%) and the United States (5%). The U.S. Census Bureau defines overcrowding by tabulating the number of hosing units occupied by over one person per room, not including kitchen and bathrooms. In 1985 there were 28% or 113.6 households in Calexico that were classified as overcrowded by the U.S. Census Bureau.

SUMMARY OF SPECIAL HOUSING NEEDS SECTION

In summary, the special housing needs groups in Calexico primarily consists of low-income Hispanic families, who are overcrowded because of large family size; female-headed households, who lack sufficient income, and are dependent on assisted housing or Section 8 rent assistance; and all low to moderate income families who cannot buy or rent adequate housing because of the lack of suitable housing supply at reasonable prices. In addition, many low to moderate income renters in Calexico rent out of necessity, not by choice, because of the lack of new housing construction at affordable prices.

CHAPTER V
HOUSING PROGRAMS/HOUSING POLICIES

Introduction

The City of Calexico is required by Section 65583 of the State Planning Law to develop a housing program which sets forth a five-year schedule of action the City is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the Housing Element though the administration of land use and development controls, through the provision of regulatory concessions and incentives, and through the utilization of appropriate federal and state financing and subsidy programs when available. This section will comply with the intent of the above state requirements.

HOUSING PROGRAMS

	Program	Time Frame	Responsible Official
1).	Small Cities Community Development Block Grant Program	Apply Annually for $600,000 in Funding	Housing Rehabilitation Manager

Description: Provides funds for rehabilitation of existing homes, infrastructure improvements, and economic development. The City will use the CDBG funds for all eligible activities as authorized by law.

2).	Redevelopment Agency Housing Rehab Program, Low interest Loan Program.	July 1990-June 1995	Redevelopment Agency Executive Director, Housing Rehab Manager

Description: Use of tax increment revenue to provide below market rate low interest loans to developers of new housing for persons of low income, including elderly households.

3).	Density Bonus Program for developers of new low income housing.	July 1990-June 1995	Planning Director

Description: Revision of the Zoning Ordinance to allow a density bonus of 25% to developers willing to construct new housing for persons of low income.

4).	Use of CDBG Program income monies for housing rehabilitation	Annually (projects carried out throughout the year)	Housing Rehab Manager and Exec. Director of CRA

A. **Actions in Support of Achieving Housing Production Goals**

Action 1.a: Through existing subdivision and zoning ordinances, encourage the development of Planned Residential Developments and manufactured housing developments.

Responsibility: Calexico Planning Department
Funding: No special funding required
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.b: Through permit processing, encourage the development of residential uses in mixed-use projects where such mixed uses would be locally appropriate, using the Uniform Building Codes's development standards to assure the desirability of dwellings so produced.

Responsibility: Calexico Planning Department
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.c: Through development incentives, zoning and specific plans, encourage a variety of housing types, ownership status, design and size, in accordance with documented housing needs in the community, including housing for upper-income groups.

Responsibility: Calexico Planning Department
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.d: Through subdivision and zoning ordinances, and through the permit process, encourage the use of innovative construction techniques, design standards, and energy conservation methods in new housing developments.

Responsibility: Calexico Planning and Building Departments
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.e: Through the General Plan land use and zoning maps, assure that new residential development is appropriately located with respect to public and private facilities and services, including schools, retail facilities, parks, and transportation systems.

Responsibility: Calexico Planning Department
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.f: Continue to act as a hearing and arbitration body in housing discrimination cases.

Responsibility: Calexico City Council
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

B. Actions in Support of Achieving Housing Affordability Goals

Action 2.a: Continue to participate with the Calexico Housing Authority (CHA) in the development of public housing units for low-income households in the City.

Responsibility: County Department of Economic and Community Development
Funding: Variable with each project
Source: State/Federal funds through CHA and CDBG.
Timetable: Continuous 1990-1995

Action 2.b: Continue to encourage development of Section 8 assisted rental units in the City.

Responsibility: County Department of Economic and Community Development
Funding: Variable with each project
Source: Federal, through CHA, CDBG or California Housing Finance Agency
Timetable: Continuous 1990-1995

Action 2.c: Specifically encourage development of assisted rental housing for the elderly and handicapped through the use of density bonuses, tax-exempted bonds, and land write-downs, combined with Federal housing subsidies.

Responsibility: Calexico Planning Department and County Department of Economic and Community Development
Funding: Variable with each project
Source: Federal, through CHA, CHFA and CDBG
Timetable: Continuous 1990-1995

Action 2.d: Continue to participate with the Calexico Housing Authority (CHA) in the implementation of the Section 8 Housing Assistance Payments Program for existing rental units.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Federal, through CHA and/or CDBG.
Timetable: Continuous 1990-1995

Action 2.e: Continue a public information program designed to inform all economic segments of the community about housing finance assistance, rental assistance, and fair housing programs that are available in the community.

Responsibility: Calexico Redevelopment Agency and Calexico City Council
Funding: Minimal
Source: HUD and tax increments
Timetable: Annually 1990-1995

Action 2.f: Continue to participate in and provide for land purchase and land cost write-downs for assisted housing.

Responsibility: County Department of Economic and Community Development and Calexico Redevelopment Agency
Funding: Variable, depending on available sites
Source: CDBG and tax increments, and other sources that become available
Timetable: Continuous 1990-1995

Action 2.g: Continue to seek the assistance of the California HCD's Rural Development Assistance Program in determining the availability of State and Federal housing funds, and in applying for such funding.

Responsibility: County Department of Economic and Community Development and Calexico Redevelopment Agency
Funding: Minimal
Source: CDBG, City General Fund
Timetable: Continuous 1990-1995

Action 2.h: Work with the California Housing Finance Agency (CHFA) to provide information to potential first time home buyers, builders, realtors, and developers regarding below-market interest rate mortgages for financing construction of single-family housing.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.i: Assist potential developers to provide housing for low income, elderly, and/or handicapped households by applying for rural predevelopment loans through the California HCD's Rural Predevelopment Loan Program for site acquisition and preparation; architectural, engineering, legal, permit, and application fees; and/or bonding.

Responsibility: County Department of Economic and Community Development and Calexico Redevelopment Agency
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.j: Continue working with the Farmer's Home Administration to secure and distribute Section 502 low interest and "Self-Help Housing" loans to finance the construction, acquisition, or acquisition and rehabilitation of single family residences.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.k: Continue to work with the Farmer's Home Administration to secure and distribute Section 515 low interest loans to finance the construction and acquisition and rehabilitation of apartment complexes for low and moderate income households.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG, City General Fund
Timetable: Continuous 1990-1995

Action 2.l: Continue to work with the Farmer's Home Administration to secure and distribute Program 521 farm labor and housing loans and grants to be used to build, buy, improve and/or repair farm labor housing and provide related facilities.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.m: Require construction of new residential units to comply and maintain compliance with the latest state laws concerning energy conservation in design, orientation, and use of landscaping materials and appliances.

Responsibility: Calexico Planning, Building, and Engineering Departments
Funding: Minimal
Source: City General Fund (Departmental Budgets)
Timetable: Continuous 1990-1995

Action 2.n: The City should strive to adopt the latest version of the Uniform Building Code.

Responsibility: Calexico Building Department
Funding: Minimal
Source: City General Fund (Departmental Budget)
Timetable: Continuous 1990-1995

C. Actions in Support of Achieving Housing Condition Goals

Action 3.a: Continue the use of Community Development Block Grant funds for housing rehabilitation.

Responsibility: County Department of Economic and Community Development
Funding: Approximately $600,000
Source: CDBG
Timetable: Continuous 1990-1995

Action 3.b: Continue to participate with the Calexico Housing Authority (CHA) in Section 8 Moderate Rehabilitation Program for rental housing.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Federal, through CHA and/or CDBG
Timetable: Continuous 1990-1995

Action 3.c: Promote the alleviation of overcrowded conditions by assigning funding priority, where feasible, to rehabilitation cases in which bedroom additions are planned.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Individual rehabilitation program used, and/or CDBG
Timetable: Continuous 1990-1995

Action 3.d: Promote housing accessibility for handicapped and disabled persons by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility improvements are planned.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Individual rehabilitation program used, and/or CDBG
Timetable: Continuous 1990-1995

Action 3.e: Continue the program of public information and technical assistance to encourage continued maintenance of currently sound housing.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 3.f: Continue working with the Farmer's Home Administration to secure and distribute Section 504 low interest loans and grants to finance the rehabilitation of owner occupied residences for very low income households.

Responsibility: County Department of Economic and Community Development and Calexico Planning Department
Funding: Minimal
Source: CDBG, City General Fund
Timetable: Continuous 1990-1995

D. Actions in Support of Achieving Housing Conservation Goals

Action 4.a: Continue working with the Calexico Housing Authority (CHA) and other agencies to seek Section 8 and other subsidies to reduce the cost of housing and maintain at least at existing levels the number of subsidized housing units.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

HOUSING POLICIES

The City of Calexico implements its housing policies to ensure non-discrimination and equal housing opportunities for all citizens. As required by the Civil Rights Act of 1964, the City does not discriminate in any of its housing programs on the basis of race, color, sex, religion, creed, marital status, or national origin. The housing policies contained in this section are designed to foster and promote the development of new housing for persons of low to moderate income. The housing policies will also promote the maintenance, improvement, rehabilitation, and preservation of existing housing units. The housing policies also attempt to ensure that the city applies for all available housing funds from the state and federal governments.

Policies:

1. All citizens shall have equal access to the housing programs of the City without regard to race, color, creed, sex, religion, marital status, or national origin.

2. The City's Department of Economic and Community Development will actively market the City to housing developers through appropriate advertisements in development publications and in metropolitan areas newspapers.

3. The City's Department of Economic and Community Development will assist housing developers in any way possible to identify adequate sites for development of low to moderate income housing.

4. The City continue to use its Community Development Block Grant funds for housing rehabilitation and for all eligible activities as authorized under the law, in a manner that will benefit the largest number of low and very low income households.

5. The City will encourage rehabilitation of substandard dwelling units instead of condemnation, whenever possible, to preserve the existing housing stock.

6. The City will encourage improvement of existing substandard dwelling units through an active code enforcement and building inspection program to identify existing code deficiencies.

7. The City will inform housing developers of the provision for density bonus when housing units are developed for low to moderate income households.

8. The City will explore the feasibility of a mortgage revenue bond issue to provide mortgage financing for low to moderate income home buyers when existing financial markets fail to provide affordable home financing.

9. The City's Department of Economic and Community Development will, as a mater of policy, apply annually for all available CDBG funds and HUD funds to benefit low to moderate income households.

10. The City, as a matter of policy, will initiate annexation proceedings to bring additional developable land into the City in order to provide for a minimum fiver year supply of vacant developable land for new housing projects.

11. The City will ensure that all new housing units constructed in the City are safe and liveable through vigorous enforcement of the Uniform Building Code.

12. The City will encourage the development of mobile home park to provide adequate sites for placement of mobile homes and/or manufactured homes for low to moderate income home buyers.

13. The City will encourage development of attached second dwelling units on existing residential lots in order to increase the supply of housing for elderly households.

CHAPTER VI
HOUSING GOALS, OBJECTIVES

Introduction

This Section of the Housing Element presents Calexico's goals, quantified objectives, and policies relative to the development, improvement, and maintenance of housing within the community.

Housing goals are statements of the aspirations of the community, and represent the ends to which housing efforts and resources are to be directed. Statements of objectives are more specific, and provide guidelines for actions and further evaluation. In conformance with State Law, objectives have been quantified. Policy statements are more specific and provide well defined guidelines for decision making. Program actions are intended to carry out the goals, objectives and policies. Programs are presented in the following section.

HOUSING GOALS

A. Housing Availability and Production

Goal No. 1: Promote and encourage a supply of housing suitable to the needs of and in sufficient number to serve existing and expected Calexico residents.

Objective 1: Promote and encourage new housing construction at an average rate of 97 units over the next 5 years. (Assumes replacement of dwelling units requiring replacement over a 10 year period.)

Policy 1.1: Maximize the use of remaining vacant residential land in the City.

Policy 1.2: In accordance with the City's adopted land-use plan, promote more intensive use of under utilized land.

Policy 1.3: Promote and encourage the development of housing which varies by type, design, form of ownership, and size.

Policy 1.4: Promote and encourage the use of innovative construction methods, design standards, and energy conservation techniques in new housing developments.

Policy 1.5: Assure that new residential development is appropriately located with respect to public and private services and facilities.

B. Housing Affordability

Goal No. 2: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, race, ethnic background, national origin, religion, family size, source of income, marital status, physical condition, or other arbitrary factor.

Objective 2.1: Promote the development of new housing units affordable to all income groups over the next 5 years.

Policy 2.1.1: Pursue available housing assistance programs funded by the state and local governments.

Policy 2.1.2: Utilize local land-use and development controls to encourage non-market rate housing development in accordance with Section 65915-65918 of the California Government Code.

Policy 2.1.3: Continue a policy of expeditious processing of residential development proposals and permits.

Policy 2.1.4: Actively promote equal housing opportunities.

Policy 2.1.5: Recognize the special needs of the aged, handicapped, large families, female-headed households, farmer households, and the homeless in developing new affordable housing opportunities.

Objective 2.1: Continue to promote the affordability of existing housing units for low and moderate income households, through existing and new Federal housing subsidies.

Policy 2.2.1: Continue to cooperate with the Calexico Housing Authority (CHA) in placing Section 8 certificates in the community, or in securing funding for such successor program as may be created during the term of this Housing Element.

C. Housing Condition

Goal No. 3: Promote and encourage the rehabilitation of deteriorated dwelling units and of the currently sound housing stock.

Objective 3: Promote the rehabilitation of deteriorated dwellings at an average annual rate of 20 units or 100 units over the next 5 years.

Policy 3.1: Continue to pursue housing programs offered by the state and local governments.

Policy 3.2: Utilize local financing authorities and the Calexico Redevelopment Agency to provide below market rate rehabilitation loans for both owner-occupied and rental housing.

Policy 3.3: Promote utilization of the Calexico Redevelopment Agency rehabilitation assistance programs to alleviate overcrowded conditions.

Policy 3.4: Encourage continued maintenance of currently sound housing through a local information and assistance program.

Policy 3.5: Promote and encourage energy efficiency in new dwelling units, as well as retrofitting of existing housing.

Policy 3.6: Recognize the special needs of the aged, handicapped, large family, and female-headed households for rehabilitation assistance.

D. Housing Conservation

Goal No. 4: Protect the existing housing stock of sound, affordable rental and owner housing from conversion to other uses.

Objective 4.1: Retain at no less than present levels the number of subsidized housing units of all types.

Policy 4.1.1: Maintain the number of Section 8 funded and other affordable housing at no less than present levels.

Policy 4.1.2: Continue to cooperate with the Calexico Housing Authority (CHA) and other agencies to maintain the existing stock of affordable housing.

Objective 4.2: Retain at no less than present levels the amount of land available for construction of new housing.

Policy 4.2.1: Enforce policies in the Land Use Element of the General Plan which protect residential land from encroachment by other types of uses.

CHAPTER VII
LAND USE INVENTORY

OPPORTUNITIES FOR AND CONSTRAINTS ON HOUSING ELEMENT

This section of the Housing Element is designated to assess opportunities for housing development within the community, opportunities for energy conservation with respected to residential development, and constraints upon the production of housing and its affordability.

A. Opportunities for Residential Development

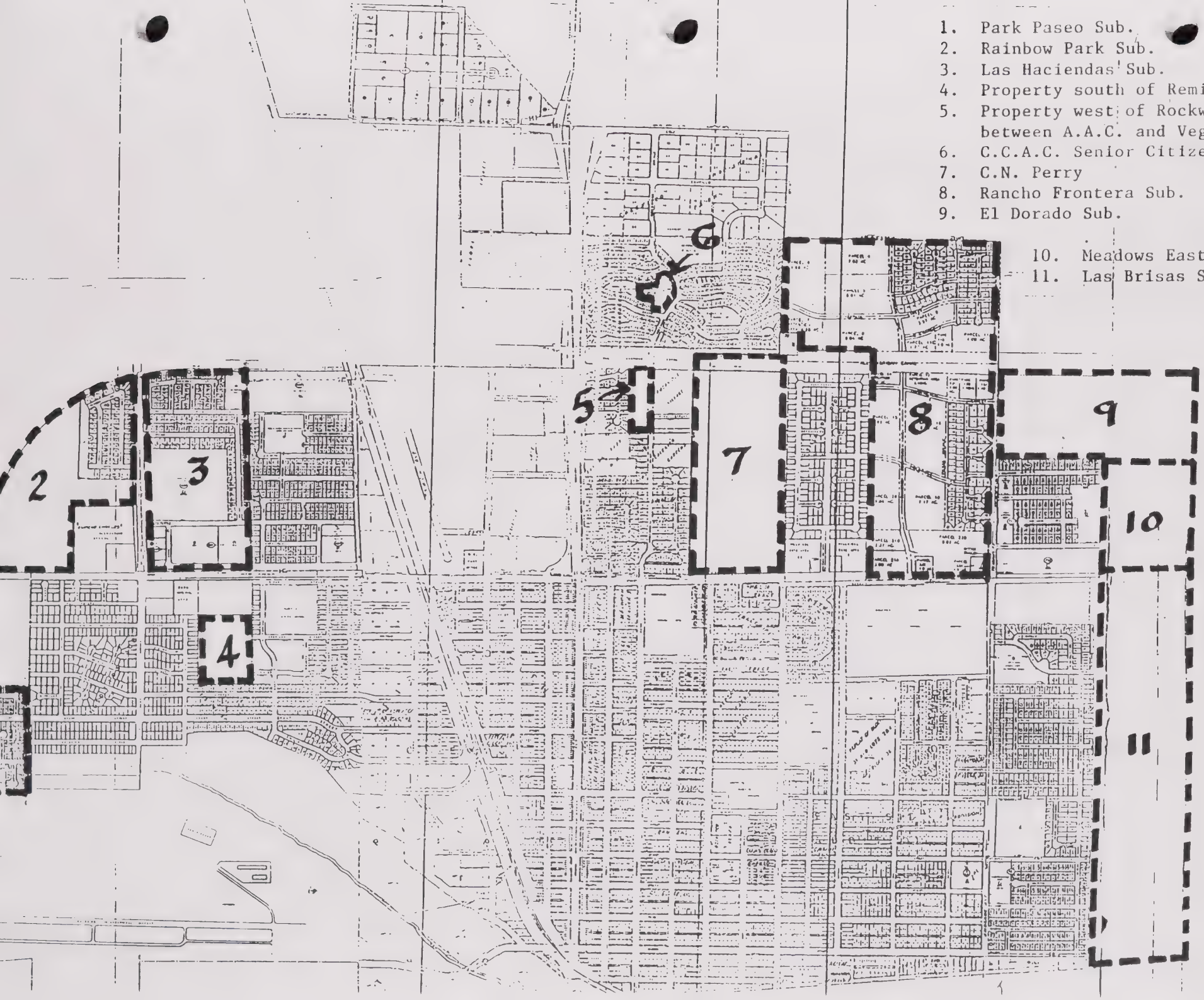
1. Sites for Residential Development

As part of the preparation of this document, an inventory of vacant lands available for housing was conducted. The results of the inventory are presented in Table E. The table includes vacant lands for proposed identified dwelling projects.

Based on the survey, a total of approximately 583 $\pm$ acres of undeveloped land are presently zoned for residential use. At a density of four units per acre, this indicates that an additional 2,748 $\pm$ dwelling units could be constructed in the City. Based on the present median household size of 4.18 persons per unit, these new units could house an additional 11,487 persons.

AVAILABLE RESIDENTIAL LAND INVENTORY
AND
POTENTIAL DEVELOPMENT

PROJECT	APPROXIMATE ACRES	APPROXIMATE NUMBER OF DWELLING
Meadows East	34	109
El Dorado Sub.	62	229
Rancho Frontera	157	785
Rainbow Park	60	279
Park Paseo Sub.	22	79
Las Brisas Sub.	132	559
Las Haciendas Sub.	38	360
Property south of Remington	12	48
Property west of Rockwood between A.A.C. and Vega St.	2.5	50
C.C.A.C. Senior Citizens	3.71	132
C.N.Perry	60.26	100
Total	583.47	2,748


1. Park Paseo Sub.
2. Rainbow Park Sub.
3. Las Haciendas Sub.
4. Property south of Remington
5. Property west of Rockwood between A.A.C. and Vega St.
6. C.C.A.C. Senior Citizens
7. C.N. Perry
8. Rancho Frontera Sub.
9. El Dorado Sub.
10. Meadows East Sub.
11. Las Brisas Sub.
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HOUSEHOLD GROWTH
(HOUSING UNITS AND NUMBER OF PERSONS LIVING IN HOUSEHOLDS)

From 1980 to 1990, the number of housing units in Calexico increased by 3% annually from 3,729 units in 1980 to 4,832 in 1990. The population of Calexico increased 3% from 14,412 in 1980 to 18,633 in 1990. Presently the 1993 population is estimated to be 22,248, and the number of housing units at 5447.

The above figure indicate a steady growth rate in Calexico. It is projected that there will be 5557 housing units in Calexico by 1995. The 5703 housing units will accommodate a projected population of 24,167 persons in 1995.

HOUSEHOLD SIZE

The number of person per household in Calexico slightly decreased from 4.25 in 1980 to 4.155 in 1993. It is projected that the average households size in Calexico continue to be 4.2 persons per household in Calexico. The tabular listing below compares the average historical household size in Calexico to the State of California and the United States.

HISTORICAL AND PROJECTED HOUSEHOLD SIZE
(Persons per Household)

	1980	1990	1994
United States	3.11	2.75	
California	2.95	2.68	
City of Calexico	4.18	3.97	4.2

HOUSEHOLD TYPE (HISTORICAL AND PROJECTED)

Household type is shown in the below-listed data or using 1990 Census data:

HOUSEHOLD TYPE AND PRESENCE OF CHILDREN
1980 AND 1990

	1989	1990
Married Couple w/Children	1723	2153
Married Couple w/o Children	667	787
Male Householder, No Spouse, w/Children	52	136
Male Householder, No Spouse, w/o Children	53	74
Female Householder, No Spouse, w/Children	337	770
Female Householder, No Spouse, W/o Children	277	252
Non-Family Household	484	

As can be seen from the above data, in 1980, the predominant household type was the married couple, with or without children.

It can be anticipated that the number of female-headed households, as a percentage of the total households, will continue to increase in 1990 and beyond, with Calexico following the national and state trends in this area.

HOUSEHOLDS TENURE (OWNERS AND RENTERS) (HISTORICAL AND PROJECTED)

The 1990 Federal Census Data provides information on owner-occupied housing units and renter-occupied housing units. The following tabular listing is for single family housing units, in the City of Calexico:

OWNERS AND RENTERS
SINGLE FAMILY HOUSING
1980 Census and 1990 Census

	Owned Occupied	Renter Occupied	Total
1980	1902	1758	3660
1990	2520	1589	4109

OVERCROWDED HOUSEHOLDS

Overcrowding occurs at a much higher rate in Calexico than in other parts of the State and the United States. This is due, in large part, to thigh numbers of low income, Hispanic, farmworker families who have large number of children. Due to their low incomes, these large families are often forced to live in two bedroom housing units because the rents charged for three bedroom or four bedroom apartments or houses are prohibitively high in Calexico.

In 1980, Overcrowded households in Calexico comprised 1261 of the total of 3660 occupied hosing units in Calexico, or 32% of all households. In 1990 the number of overcrowded households was 1570 or 38% of all households in Calexico.

OVERCROWDED HOUSEHOLDS
(By Tenure)
1980 and 1990

	Owner Occupied	Renter Occupied	Total
1980	606	496	1,101
1989	605	509	1,114

Housing Affordability

The 1970's witnessed a rapid increase in housing costs in Southern California as will as throughout the country. Average homes prices in Southern California have increased more than 300 percent since 1970. This trend is believed to be a result of a combination of increased cost of material, land, labor, the difficulty and expense of financing, investment int he market by foreign buyers, and growth management and environemtnal controls (see Table H-5). These factor have also reduced the availability of sites an spurred a speculative climate that has attracted investor to the buy property as a hedge inflation.

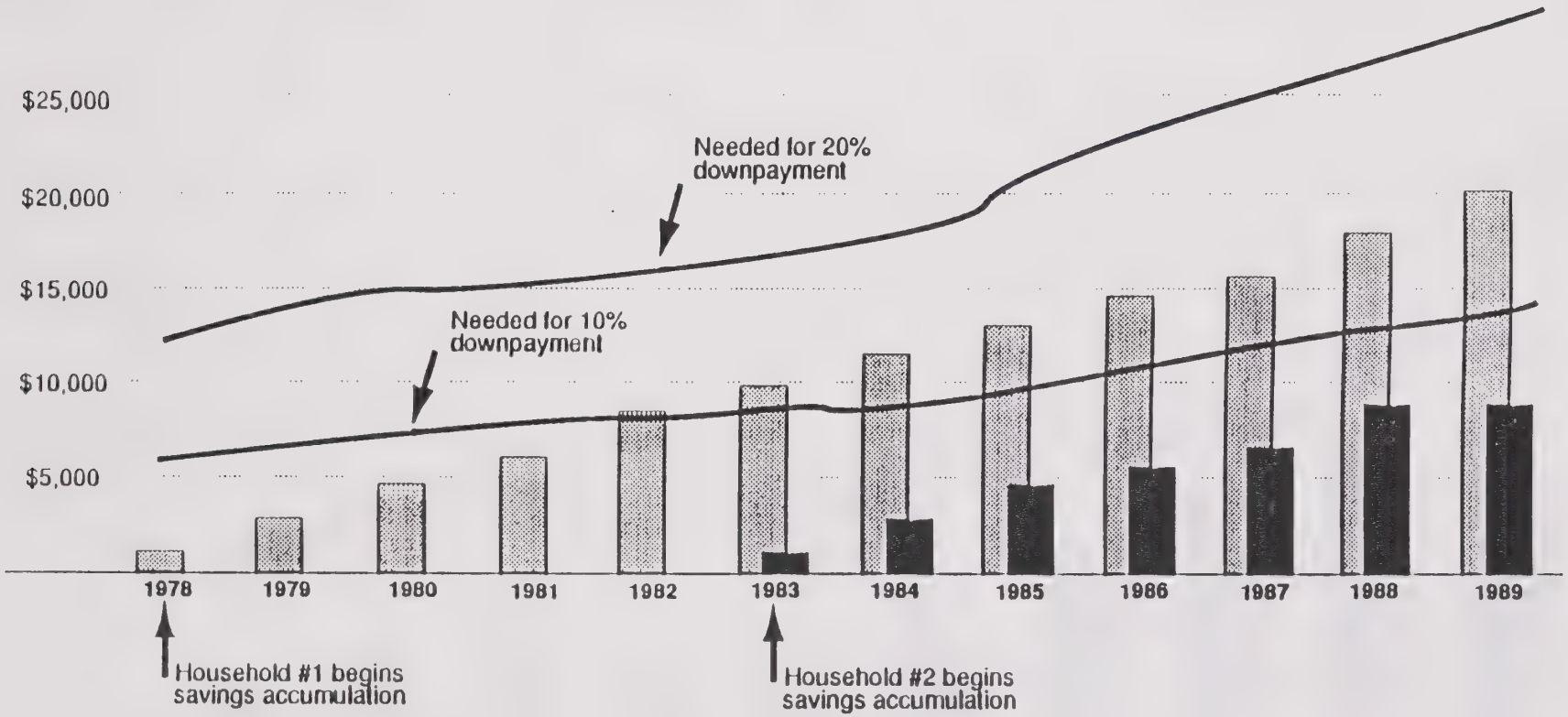
In the meantime, income levels have only grown 70 percent. The implications of this tremendous disparity in growth rates is reflected in an increasing number of persons unable to find affordable housing (see figure H-4).. Where the rule-of-thumb may have been for housing cots to represent roughly 2.5 percent of one's income, it now common for renters and home buyers to devote as much as 40 percent of their income for housing.

HOUSING COST VERSUS ABILITY TO AFFORD HOUSING (OVERPAYMENT)

Most farmworkers have annual incomes between $10,000 and $13,000 per year. These households, therefore, are categorized as very low income, particularly if the family units consists of four or more members. The rents in Calexico for a two bedroom house or apartment range from approximately $500 to $700 per month, whereas the typical low income family can only afford to pay $200 to $300 per month for rent. Therefore, the low income farmworker families in Calexico must usually obtain Section 8 percent subsidy assistance in order to rent a suitable housing unit. In addition, there has been an insufficient number of new apartment units constructed in Calexico over the last five years in order to satisfy the demand. This situation has inflated rents somewhat in Calexico because the demand for housing is greater than the supply.

The tables below depict the number of lower income rental and owner households that were overpaying for housing 1980 and the projected numbers of rental and owner households that are overpaying for housing in 1989. Overpayment is defined as paying 25% or more of income for rent or a house payment. The data show that in 1980, almost three and one-half time as many rental households were overpaying as compared to owner households. This indicates a definite need in Calexico for more affordable rental housing and for more Section 8 rent subsidy assistance.

The Downpayment Chase

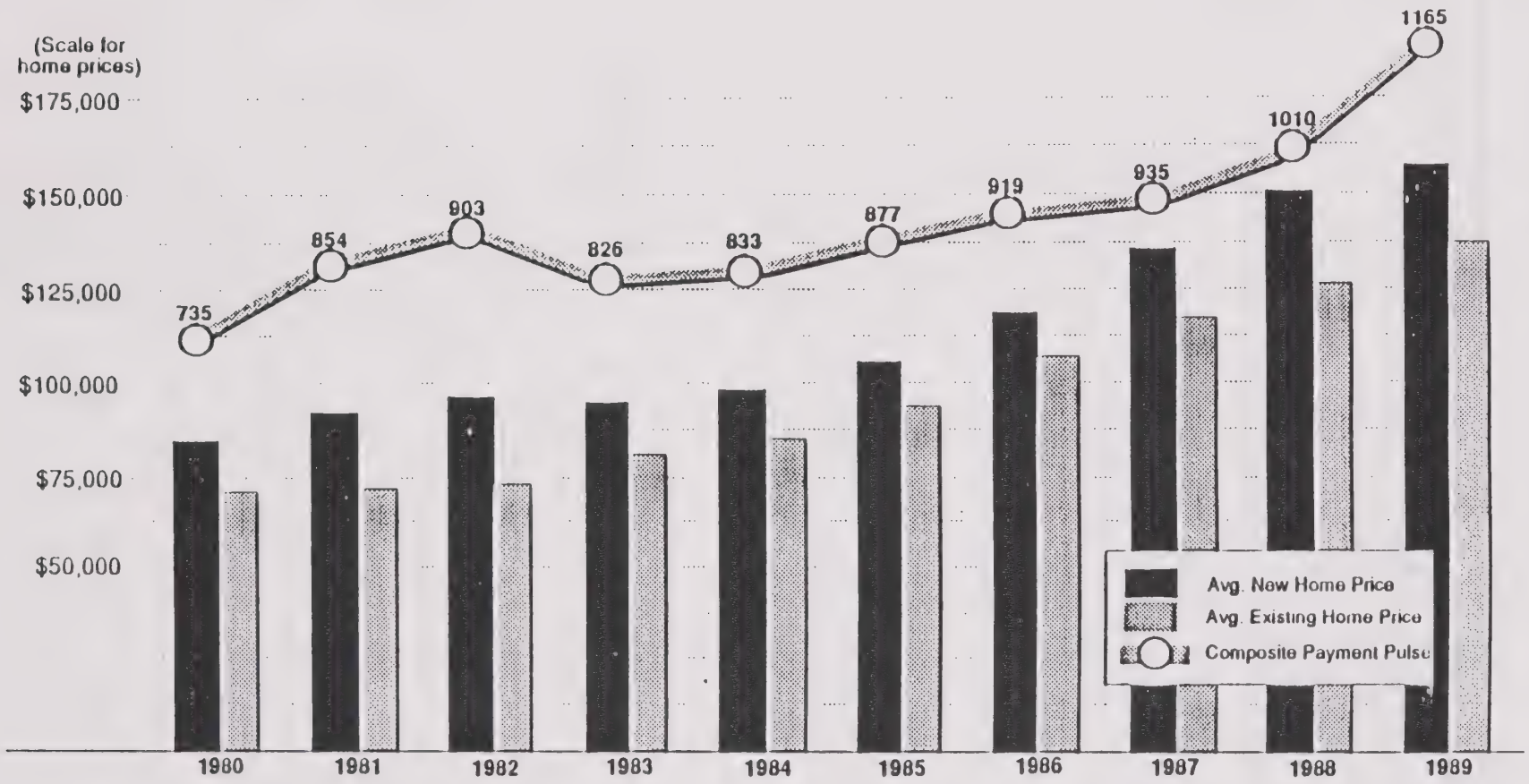


This chart represents the experience of two hypothetical renter households saving toward a downpayment on an average home. It is derived from U.S. average figures for housing prices, renter household income (fully employed) and savings rates for each year (1989 estimated.) The chart illustrates the dilemma for first-time buyers. The hypothetical Household #1 which began saving in 1978 was able to accumulate 10% of the purchase price by 1982, but renter Household #2 which began saving in 1983 is still chasing inflation. (No allowance for earned interest is made in calculating savings.)

SOURCE: Lomas Mortgage, U.S.A. (1990)

H-3
Figure

Homebuying Costs in the 1980's



New Homes

Conventional (average, all loans)	1989	1988	1987	1986	1985
Home price	$159,800	150,500	137,200	119,800	105,100
Mortgage rate	9.78%	8.83%	8.94%	9.74%	11.15%
Monthly payment	$1,304	1,145	1,053	990	959
Share of income for payment	34.3%	31.6%	30.7%	30.5%	30.8%
Conventional fixed rate					
Share of market ($ volume)	11%	13%	7%	4%	9%
Home price	$153,400	156,400	147,600	124.500	106,900
Mortgage rate	10.22%	8.13%	8.16%	9/00%	10.40%
Monthly payment	$1,292	1,128	1,068	976	927
Share of income for payment	34.0%	31.1%	31.1%	30.0%	29.8%
Conventional adjustable rate					
Share of market ($ volume)	7%	7%	9%	9%	9%
Home price	$170,600	140,700	129,900	118,000	106,900
Mortgage rate	9.03%	9.98%	9.48%	10.03%	10.40%
Monthly payment	$1,319	1,165	1,038	995	927
Share of income for payment	34.7%	32.1%	30.2%	30.6%	29.8%

Existing Homes

Conventional (average, all loans)	1989	1988	1987	1986	1985
Home price	$137,700	126,600	117,700	108,500	92,300
Mortgage rate	9.83%	9.01%	8.94%	9.80%	11.25%
Monthly payment	$1,128	977	903	901	849
Share of income for payment	29.7%	26.9%	26.3%	27.7%	27.2%
Conventional fixed rate					
Share of market ($ volume)	39%	26%	36%	45%	31%
Home price	$128,400	111,300	110,400	104,800	88,900
Mortgage rate	10.26%	10.05%	9.51%	10.10%	12.00%
Monthly payment	$1,084	927	884	888	858
Share of income for payment	28.5%	25.5%	25.8%	27.3%	27.5%
Conventional adjustable rate					
Share of market ($ volume)	30%	43%	32%	22%	34%
Home price	$152,100	138,000	127,100	117,100	95,600
Mortgage rate	9.16%	8.23%	8.21%	9.11%	10.55%
Monthly payment	$1,187	1,003	922	925	838
Share of income for payment	31.2%	27.7%	26.9%	28.5%	26.9%

SOURCE: Lomas Mortgage, U.S.A. (1990)

TABLE H-6

AVERAGE MONTHLY RENT FOR DWELLING UNITS IN THE CITY OF CALEXICO.

APARTMENTS

Studio/1 Bedroom	$200
2 Bedroom	$350
3+ Bedroom	$475 - $550+

SINGLE-FAMILY HOMES

1 Bedroom	$450
2 Bedroom	$550
3-4 Bedroom	$800-$900
5+ Bedroom	$1000+

SOURCE: Electronic Realty Associates (ERA) Office - Calexico (November 1989).

TABLE H-7

OVERPAYING HOUSEHOLDS IN CALEXICO

Total Households in Calexico (1989):	4,518	
Total Low-Income Households in Calexico:	2,273	(50%)

Low-Income Households Overpaying* for Shelter

o	Very Low Income 475 Renters	120 Owners	Total	596
o	Low Income 334 Renters	119 Owners	Total	453

Total Low Income Households Overpaying* for Shelter: 1,049

- 46% of all low income households
- 23% of all households in Calexico

SOURCE: 1988 SCAG Regional Housing Needs Assessment (RHNA)

* Overpaying is defined as rent or house payments that exceed 30 percent of ones income.

HOUSING STOCK CONDITION

Condition of Housing Stock - The City of Calexico's current housing stock is in relatively good shape. A windshield survey showed that there are few areas within the City limits that are in urgent need of major rehabilitation. Any rehabilitation that is required, is solely for individual housing units scattered around the City. There are no specific neighborhoods that need serious and concentrated housing rehabilitation. Overall, the housing stock is in decent shape, but there are scattered individual housing units that need attention, with one exception, on the eastern side of the City north of the International Border. Attention given to this area in the near future will prevent these areas from falling into a state beyond repair, requiring replacement. Rehabilitation efforts concentrated now will prevent the City from having to spend much more money in the future.

In 1988 a moderately high portion of the households of Calexico made overpayment on their housing needs. Overpayment is defined as rent of housing payments that exceed 30 percent of ones' income. According to SCAG's Regional Housing Needs Assessment (RHNA) studies, 23 percent, almost one quarter of the City, make overpayment for their housing needs (see Table H-7).

A housing conditions survey was conducted in 1990 as well as a windshield survey. The purpose of the survey was to analyze the condition of the current housing stock in the City and specific areas, i.e., just north of the International Border, east of Heber Avenue. A total of 873 dwelling units were surveyed. Of that total, 658 or 75 percent were found to be in need of some form of rehabilitation. Specifically, 109 units were classified as in need of minor rehabilitation, 388 units in need of moderate rehabilitation, 118 units found to be substandard, and 43 units found to be dilapidated.

Calexico has a program available through government agencies that can aid in the reduction of overpayment. The Calexico Housing Authority has housing subsidies available for those low income households in need of financial assistance in meeting their housing payments, in the form of Section 8 funds. The Calexico Redevelopment Agency also has funds available for housing rehabilitation and redevelopment. The CRA is required by State law to provide a 20 percent set aside from the CRA budget for low and moderate income housing. The CRA has heretofore used that set aside to provide for improvements to the existing housing stock in the form of direct grants and assistance on a one-time basis.

AGE OF HOUSING STRUCTURES FOR YEAR-ROUND UNITS

Year Built	Total Occupied	Renter Occupied	Owner Occupied
1939 & Earlier	692	383	309
1940 - 1949	425	222	203
1950 - 1959	947	546	401

SUMMARY OF HOUSEHOLD CHARACTERISTICS SECTION

This action has provided information on the household characteristics that are unique to the City of Calexico. The City of Calexico as previously stated, has a much large Hispanic population than the State average or National average. This fact, in turn, results in the City having a larger percentage of overcrowded, low-income households than other areas of the State. The quantified objectives for future housing need and existing housing need, therefore, attempt to ensure that the unique housing problems of Calexico are adequately addressed during the five-year planning period.

An analysis of the above-listed goals, objectives, and policies of the Land Use Element clearly show that the Land Use Element promotes the construction of new affordable housing units of various types, for all income, levels. The Land Use Element also promotes the efficient use of land thereby ensuring the maximum utilization of existing city infrastructure facilities such as street, water and sewer mains, etc.

CHAPTER IX

CITY OF CALEXICO
1990 HOUSING ELEMENT
GENERAL PLAN CONSISTENCY

Introduction

Section 65583 (c) of the State Planning Law requires that the Housing Element describe "... the means by which consistency will be achieved with other General Plan Elements and community goals." This section of the Housing Element will comply with the state law requirements by outlining the methods used by City to ensure General Plan consistency. The Housing Element is one of the seven mandatory General Plan elements, and it must, therefore, be developed in conjunction with the General Plan elements.

CONSISTENCY WITH GENERAL PLAN LAND USE ELEMENT

The General Plan Land Use Element contains specific goals, objectives, and policies which are consistent with the goals, policies and quantified objectives of the Housing Element. The adopted Land Use Element contains the following goals, objectives, and policies which encourage and support the production of the affordable housing:

Goal

Encourage new residential development and the construction of the variety of housing types of needs of existing and future Calexico residents.

Objectives

1). Achieve a mix of housing types and range of prices/rents in each planning area and neighborhood.

2). Ensure that sufficient land is available to meet future housing needs.

Policies

1). Promote residential developments of all types through appropriate zoning policies.

2). Maintain a minimum five-year reserve of vacant residential land through the annexation process.

3). Use the site plan review process to ensure the most efficient use of residential land.

CHAPTER X

CITY OF CALEXICO
1990 HOUSING ELEMENT
ENERGY CONSERVATION OPPORTUNITIES AND TECHNIQUES

Introduction

Section 65583(a)(7) of the State Planning Law requires the City to include an analysis of opportunities for energy conservation with respect to residential dwelling units in its Housing Element. Energy conservation is in the interest of the City, State and Federal Governments. By conserving energy, particularly electricity, the nation will become less dependent on foreign oil sources. The City of Calexico, through the building inspector, enforces the state energy conservation requirements for residential structures. When builders submit residential building plans for plan checking, the building inspector reviews the energy calculations to ensure compliance with State Law. In addition, when site plans are submitted to the Planning Commission for approval, building elevation plans and landscaping plans are often reviewed and approved in a manner which requires decreased in the amount of sun exposure to window ares. This is accomplished by appropriate building orientation and by shading of window areas which are exposed to the sun.

RESIDENTIAL STRUCTURES
ENERGY CONSERVATION OPPORTUNITIES AND TECHNIQUES

1. Use of construction materials such as dual thermo-pane windows, R-30 insulation, and solid core exterior doors which prevent excessive heat transfer from exterior areas to interior areas of residential units.

2. Use of heat pump air conditioning and heating units with adequate capacity for the unit being served.

3. Use of trees, shrubs, and vines in such a manner as to shade window areas of dwelling units and use of grass and other ground cover which will reflect heat and not absorb heat.

4. Orientation of residential structures to minimize exposure of window areas to sunlight during the summer months.

5. Use of solar energy systems to provide needed energy for water heaters and small appliances.

6. Insulation of water heaters to prevent heat loss.

7. Adjustment of heat control on water heaters to minimum heat position when on vacation or out of the house for extended periods of time.

8. Setting of air conditioner thermostat to 80 degrees and above during the summer months.

9. Use of natural gas appliances in homes whenever possible because natural gas is more efficient and less costly than electricity for any applications.

10. Minimize paved surfaces on residential lots in order to reduce heat absorption.

11. Turning off air conditioning units when on vacation or out the home for extended periods.

SUMMARY OF ENERGY CONSERVATION OPPORTUNITIES AND TECHNIQUES

The above-listed techniques can make residences much more energy efficient. The City of Calexico being located in the Sunbelt, is in a unique position to make full use of solar energy thereby reducing dependence on conventional energy sources.

CHAPTER XI
REVIEW AND EVALUATION OF THE 1985 HOUSING ELEMENT --APPROPRIATENESS OF GOALS, OBJECTIVES, AND POLICIES OF THE 1990 HOUSING ELEMENT.

REVIEW AND REVISION

State law requires that the City evaluate the 1985 Housing Element as part of the 1990 Housing Element. The City must evaluate the 1985 element by a comparison of the actual results of the 1985 element by a comparison of the actual results of the 1985 element with its goals, objectives, policies and programs. This section evaluated the "effectiveness of the 1985 Element." The City must also evaluate the "progress in implementation" of the 1985 element. This section contains an analysis of the significant differences between what was projected or planned in the 1985 element and what was actually achieved.

The 1990 Revised Housing Element must described how the goals, objectives, policies, and programs of the revised element incorporated what has been learned from the results of the 1985 Element. This section of the 1990 Revised Housing Element will address the above-listed topics.

EFFECTIVENESS OF THE 1985 HOUSING ELEMENTS

The 1985 Housing Element projected the new construction and housing rehabilitation needs of the City for a five-year period.

A. Housing Production (All housing units)

The 1985 Housing Element stated an objective to promote and encourage new housing construction at an annual rate of 120 Units per year, over a 5 year period.

The actual homes constructed during the 5 year planning period calendar years were as follows:

1985 =	91	units
1986 =	77	units
1987 =	57	units
1988 =	5	units
1989 =	87	units
Total	317	units (Building Department records)

B. Housing Affordability

The 1985 Housing Element contained the objective to promote and encourage housing opportunities for all economic segments of the community. To this objective the City of Calexico would promote development of affordable housing units.

The following reviews the City's accomplishments in meeting the programs of the 1985 Housing Element.

The Calexico Housing Authority and Imperial Valley Housing Authority is providing rental assistance to 303 very low and low income households in the City.

The City amended its Zoning Ordinance to encourage construction of housing units to low and very low income families through granting of density houses.

C. Housing Condition

The 1985 Housing Element stated the objective to promote, and encourages the rehabilitation of deteriorated dwellings units. To this objective the City of Calexico would promote housing rehab at a rate of 25 units per year, would citizen local financing activities to provide below market rate for rehab loans for both owner and occupied and rental housing, and would promote efficiency in new and existing housing.

The following review s the City's accomplishments in meeting the programs of the 1985 Housing Element:

* The City has hired a Code Enforcement Officer to monitor and enforce the housing code program.

* The 1986 Housing Element identified 727 housing units needing rehabilitation. From January, 1989 to June 1989 a total of 13 dwelling units were rehabilitated under the auspices of the City's Redevelopment and Housing Programs.

In 1989, the City of Calexico was awarded $500,000 under the HCD, CDBG program for housing rehabilitation within the community of Calexico.

D. Energy Conservation

The following reviews the City's accomplishments in meeting its energy conservation objectives in the 1985 Housing Element.

* Southern California Gas Company provides technical assistance and makes recommendations to homeowners for appropriate energy conservation designs.

* Campesinos Unidos Inc. (CUI), a non-profit organization, is currently providing weatherization services to eligible participants in the City through the Low Income Home Energy Assistance Program. The program provides services including: (1) minor housing envelope repairs; (2) ceiling insulation; (3) low-flow showerheads; (4) weatherstripping; (5) water heater blankets and pipe wrap; (6) duct wrap; (7)caulking; (8) and switch and outlet gaskets. During 1985-1989, CUI has provided weatherization services to 122 dwelling units in the City.

PROGRESS IN IMPLEMENTATION OF THE 1985 HOUSING ELEMENT

The progress in implementation for the 1985 Housing Element can be measured analyzing the specific housing goals, objectives programs and policies set forth in the 1985 Housing Element.

In general it can be stated that the 1985 Housing Element substantially achieved its housing assistance goals; However, the 1985 Housing Element was deficient in accomplishing some of the identified hosing goals and in some instances, progress in implementation could not be measured due to lack of specified numbers of housing units to be assisted.

A. HOUSING AVAILABILITY AND PRODUCTION

Objective 1.1 New Housing Construction.

The 1985 Housing Element goal set an objective of new housing construction at an average annual rate of 120 units over the 5 year planning period.

The actual homes built in the 5 year planning period were 317 housing units total averages to new housing construction of 63 units per year. It can be said the new hosing production in Calexico during he 1985-1989 period was not in compliance with the 1985 Housing Element goals.

B. HOUSING REHABILITATION

The 1985 Housing Element set out an objective to promote the rehabilitation of deteriorated dwellings at an average annual rate of 25 units over a five year period.

Only 13 homes were rehabilitated. This figure indicates an average of 3 homes year were rehabilitation over the 5 year period.

APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES.

Evaluation of the housing goals and objectives of the 1985 Housing Element with actual accomplishments, finds substantial deficiencies. The City of Calexico has recognized these deficiencies and has remedied this problem by setting forth realistic housing assistance goals and objectives in the 1990-1995 Housing Element Update.

CHAPTER XII
PRESERVATION OF ASSISTED HOUSING

Introduction

Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing development in their housing elements by July 1, 1992. The analysis is to cover a ten year period.

The following components are required in the housing element:

* Inventory of units at risk of losing use restrictions
* Cost analysis of preserving at-risk units versus replacing them
* Nonprofit entities capable of acquiring and managing at-risk projects.
* Potential preservation financing sources
* Number of at-risk projects/units to be preserved
* Efforts to preserve units at risk of losing use restrictions.

Assisted housing developments include all multifamily rental units which are assisted under any of the programs listed below and are:

* Eligible to change to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions; and

* Eligible within the ten year period following the statutory adoption "due-date" of the housing element amendment.

AFFECTED PROGRAMS

1. HUD Programs:

   Section 8 Lower-Income Rental Assistance project-based program:

   New Construction
   Substantial or Moderate Rehabilitation
   Loan Management Set-Aside

   Section 101 Rent Supplements
   Section 213 Cooperative Housing Insurance
   Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
   Section 236 Interest Rate Reduction Payment Program
   Section 202 Director Loans for Elderly or Handicapped
   Community Development Block Grant Program

2. FmHA Section 515 Rural Rental Housing Loans

3. State and local multifamily revenue bond programs

4. Redevelopment programs

5. Local in-lieu fee programs or inclusionary programs

6. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

INVENTORY OF UNITS AT RISK OF LOSING USE RESTRICTION

Government Code Section 65583(a)(8) requires cities to prepare an inventory including all assisted multi-family until rental units which are eligible to change to non-low-income housing uses within a ten year evaluation period following the statutory adoption of due date of the housing element amendment. The following represents a brief description of projects within Calexico at-risk of losing their low-income use restriction.

CASA DEL RETIRO

This project consists of 92 apartments units committed to senior citizens/handicapped occupancy. A FmHA 221 loan was used to finance construction of the project. The construction loan is a 40 year term which will mature in 1995. These units will be evaluated for potential conversion during the statutory housing element update in 1995.

CASA IMPERIAL APARTMENTS

This project consists of 47 units committed to low-income family rental. A FmHA Section 505/8 loan was used to finance construction of the project. The construction loans, matures in 2003. These units will be evaluated for potential conversion during the statutory housing element update occurring in that time period (2003).

VILLA DE ORO APARTMENTS

This project consists of 100 units committed for low-income family rental. A FmHA 515 loan was used to finance construction of this project. The loan term is a 10 year term, which extends beyond the 10 year period of this study. These units will be evaluated for potential conversion during the housing element update occurring when the 40 year loan term expires.

CALEXICO SENIOR APARTMENTS - 1630 ROCKWOOD AVENUE

This project consist of 38 apartments units committed for senior citizen/handicapped occupancy. A FmHA 221 loan for 40 year term was used to finance construction of this project. These units will be evaluated for potential conversion during the housing element update occurring when the 10 year loan term expires.

CALEXICO GARDENS, 1620 ROCKWOOD AVENUE

This project consist of 39 apartments units committed to low-income family rental. The project was purchased in 1985 by the Calexico Housing Authority under the HUD Section 8 purchase loan program. The loan is a 40 year term which will mature int he year 2000+ These units will be evaluated for potential conversion during the housing element update occurring when the loan repayment is due.

SOURCES FOR PRESERVATION

Pursuant to Section 65583(a)(8)(C) of the State Government Code, this component identifies public and nonprofit corporations which have legal and managerial capacity to acquire and manage assisted housing developments. Sources available to preserve assisted projects for low income use are also identified.

The following Federal, State, and local programs have been identified to assist in the preservation of assisted projects for low income use:

A. CDBG funds

The City of Calexico has been awarded a total of $,500,000.00 in CDBG funds during the 1989, 1990 and 1991 funding cycles. A total of 77 owner occupied single family residences are expected to be rehabilitated with these funds. These CDBF grants, however, are specifically targeted for owner occupied single family dwellings an can not be used for the acquisition, rehabilitation or construction of multiple family dwelling units. Although these funds assist low income families, they cannot be used for as funding source for preservation.

B. Redevelopment Agency tax increment fund

The City of Calexico Redevelopment Agency provides a minimum of 20% of the proceeds of its financing, based on the tax increment flow, to assist low and moderate income families obtain affordable housing.

C. Imperial Valley Housing Authority Administrative Fees

The Imperial Valley Housing Authority (IVHA) operates under federal, state and community mandates to develop and administer an adequate supply of housing for low income individuals and families in the County of Imperial, including the City of Calexico. No other corporations with legal and managerial capacity to acquire and manager assisted housing developments were identified int he City. The Imperial Valley Housing Authority reports zero unencumbered administrative reserves.

D. Federal Rental Rehabilitation Loans

Low interest Federal Rehabilitation loans are available to developers for the rehabilitation of multi-family dwelling units with actual or incipient code violations. Matching funds are required from the developer. A total of $50,000.00 is currently available. Owners must commit rehabilitation units with affordability controls. The City estimates that about nine rental dwelling units with moderate or extensive rehabilitation needs could be rehabilitated with the existing funds.

E. Density Bonus Program

The intent of the Density Bonus Program is to provide incentives to encourage private development of housing that is affordable to lower and very low income household. The City may grant a minimum of 25% increase in allowable density to projects which agree to reserve a specific portion of the units for low income families.

QUALIFIED OBJECTIVES

Pursuant to Section 65583(b) of the Government Code, quantified objectives for the number of housing units that can be constructed, rehabilitated and conserved over the first five year subperiod are provided. Additionally, according to SCAG Regional Housing Needs model, the City must also provide a minimum of 301 units, for low income households within its five year planning period.

PROGRAMS FOR PRESERVATION

In accordance with Section 65583(c)(6) of the State Government Code, this component provides programs for the preservation of low income units determined to be at risk of losing use restrictions within the first five year evaluation period.

ACTION AND IMPLEMENTATION

PROGRAM	TIMETABLE	RESPONSIBLE AGENCY
Encourage the construction of affordable units through density bonus.	10 dwelling units per year	Department of Planning
Encourage the construction of second units	2 dwelling units per year	same
Provide low interest loans to mud-family rehabilitation projects in return of affordability controls	5 dwelling units per year	Redevelopment Agency Housing Program
Encourage the development of multi-family rental units	Continuously	Department of Planning
Relocation of displaced families at expiration of use restriction	Continuously	Redevelopment Agency Housing Program
Apply for State and Federal rehabilitation loans.	Yearly	same

CHAPTER XIII
EQUAL HOUSING OPPORTUNITY

The City of Calexico implements its housing policies to ensure non-discrimination and equal housing opportunities for all citizens. As required by the Civil Right Act of 1964, the City does not discriminate in any of its hosing program on the basis of race, color, sex religion, creed, material status, or national origin. The housing policies contained in this section are designed to foster and promote the development of new housing for persons of low to moderate income. The housing policies will also promote the maintenance, improvements, rehabilitation, and preservation of existing housing units. The housing policies also attempt to ensure that the City applies for all available housing funds from the state and federal governments.

There are two major federal laws dealing with discrimination in housing in the United States:

1. The Civil Rights Act of 1966

2. The 1960 Fair Housing Law

Also

City of Calexico Resolution 2706 prohibits discrimination in housing by any person.

Acts prohibited by the Fair Housing Law, if they are based on race, color, religion, sex or national origin are:

* Refusing to sell or rent to deal or negotiate with any person.

* Discriminating in terms or conditions for buying or renting.

* Denying that housing is available for inspection, sale or rent, when it really is available.

* Blockbusting.

* Denying making different terms on conditions for home loans by lending institutions.

* Denying to anyone the use or participation in any real estate service.

Any person aggrieved by an unlawful practice prohibited by this ordinance may field complaint with the City Manager within 30 days after the aggrieved person becomes aware of the alleged unlawful practice. The City Manager or his duly authorized representative shall investigate each complaint and attempt to resolve each complaint.

Failure to achieve a resolution acceptable to both parties and compliance with this ordinance shall cause the City Manager to forward the complaint and his findings to appropriate state and federal officials.

PUBLIC PARTICIPATION

Public participation in the preparation of the Housing Element has been in the form of public hearings before the City of Calexico Planning Commission and City Council. Changes in the Element were made as a result of the public participation prior to adoption.

APPENDIX

EQUAL HOUSING OPPORTUNITY BROCHURE

A copy of Resolution 2706 or additional information and help may be obtained by contacting:

Director, Department of
Community Development
City of Calexico
408 Heber Avenue
Calexico, CA 92231

(619)357-2622

Federal law information may be obtained by contacting:

Department of Housing and
Urban Development
2500 Wilshire Blvd.
Los Angeles, CA 90057

(213)688-5955

Fair
Housing

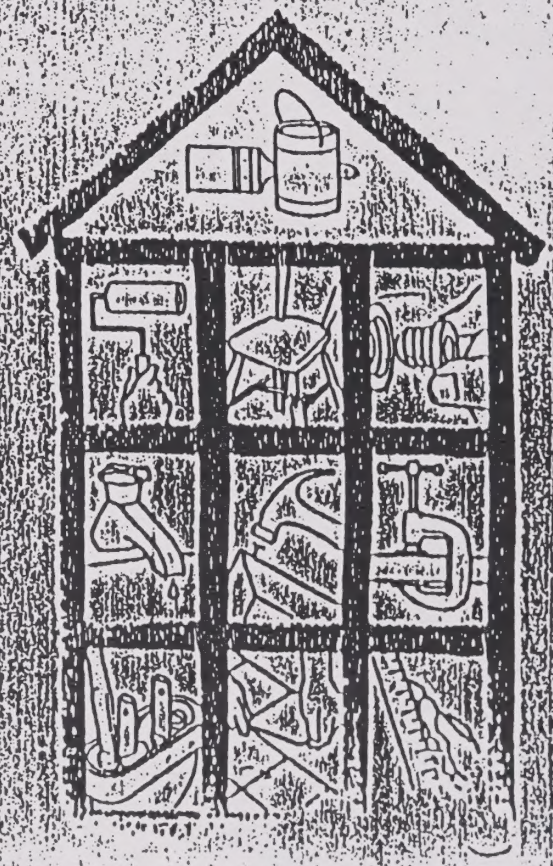


EXHIBIT J

ACCOPRESS®

25970	YELLOW
25971	BLACK
25972	LIGHT BLUE
25973	DARK BLUE
25974	LIGHT GRAY
25975	LIGHT GREEN
25976	DARK GREEN
25977	TANGERINE
25978	RED
25979	EXECUTIVE RED

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